

Lanesboro Planning & Zoning Agenda
Wednesday, January 17, 2024
6:00 pm
Lanesboro Community Center Meeting Room and Zoom

*Zoom is provided as a way to offer more accessibility to council and committee meetings.

However, due to potential technical issues, full functionality is not guaranteed*

Join Zoom Meeting

<https://us02web.zoom.us/j/82633150353?pwd=L2dOT3BqeE9MSHFSGSp5b0ZpL0JHdz09>

Meeting ID: 826 3315 0353 Passcode: 400815 Dial by your location • +1 312 626 6799 US (Chicago)

Public Hearing - 6:00 p.m. - Simple Lot Split Application for 401 Dupont Street

Call the Planning & Zoning Meeting to Order:

- A. Public Comments
- B. Agenda Approval
- C. Consent Agenda
 - a. [Minutes of the Regular Meeting, November 15, 2023](#)
 - b. [Egge - Building Permit](#)
 - c. [Hummel - Building Permit #1](#)
 - d. [Hummel - Building Permit #2](#)
 - e. [Skelley - Hotel Lanesboro Building Permit Application](#)
 - f. [Brogle - Building Permit Application](#)
- D. Continued Business:
 - a.
- E. New Business
 - a. [Simple Lot Split Application - 401 Dupont Street](#)
 - b. Driftless Trading Post Operations

Next Meeting: Wednesday, February 21, 2024 at 6:00 p.m.

Adjourn Regular Meeting

Commissioners: Jason Resseman, Michael Seiler, Jeff Lepper, Randy Rakosnik, and Tom Schramm

**Lanesboro Planning and Zoning Commission
Regular Meeting
Wednesday, November 15, 2023 – 6:00 p.m.
Lanesboro Community Center Meeting Room and Zoom**

Present Members:

 X Jason Resseman X Michael Seiler X Jeff Lepper
 Randy Rakosnik X Tom Schramm

Staff:

 X Mitchell Walbridge X Darla Taylor

Guests: Bonita Underbakke, Mark Bonney, Brenda Bonney, Joe Deden, Mary Bell, Sarah Kohn, Scott Taylor

Public Hearing – McKinney Variance Request

Member Resseman called to order the public hearing for a variance application for parcel ID 190315000, the property at 607 Fillmore Avenue S, as the property owner would like to construct a carport that would not meet side yard setback requirements as recorded in the city's Land Use Ordinance Chapter 151.21. There were no public comments. Member Resseman closed the public hearing at 6:04 p.m.

Public Hearing - Bonney (Lanesboro Landing) Request for Zoning Amendment

Member Resseman called to order the public hearing for a Zoning Amendment for parcel ID 190032000 and parcel ID 190032020, the properties at 100 and 102 Rivers Edge Drive, as the property owner requested rezoning the property from R-1 Single Family Residential District to C2-Highway Commercial District.

- Scott Taylor spoke in support of the Bonney's request for zoning amendment, noting he felt the Bonneys' plans for a resort business was appropriate use of the property.
- Mary Bell commented she would like to see more opportunities for tourists to stay in Lanesboro and have more opportunities in town.
- Brenda Bonney stated she was open to any questions that commission members may have regarding the application.

Member Resseman closed the public hearing at 6:07 p.m.

Regular Meeting:

Member Resseman called the Regular Meeting to order at 6:08 p.m.

- A. Public Comments:** No comments were shared.
- B. Agenda Approval:** Member Seiler motioned to approve the agenda as presented. Member Lepper seconded the motion. Motion carried with all in favor.
- C. Consent Agenda:** Member Lepper motioned to approve the consent agenda. Member Schramm seconded the motion. Motion carried with all in favor.
 - a. Minutes of the Regular Meeting, October 18, 2023
 - b. 401 Parkway Avenue S Prescribed Grazing Permit
- D. New Business:**
 - a. **McKinney Variance:** Member Resseman motioned to recommend the city council approve a side yard setback variance request submitted by applicant Vicky McKinney. Member Seidler seconded the motion. Members discussed the practical difficulties associated with the variance request. The commission determined that the construction of a carport falls in line with reasonableness for the single-family residential district. Members also recognized the landowner's situation arose out of circumstances unique to the property not caused by the landowner, particularly the lot size. It was concluded that the essential character of the property and area of the locality. After discussion, the motion was carried with all in favor.

- b. Bonney (Lanesboro Landing) Request for Zoning Amendment:** Member Resseman motioned to recommend the city council approve the rezoning application submitted by Mark and Brenda Bonney to change parcel ID 190032000 and parcel ID 190032020 to C-2 Highway Commercial District. Member Lepper seconded the motion. Commission members discussed practical difficulty factors. Members noted that the property use will be used in a reasonable manner given the zoning classifications and uses of properties adjacent to the Bonneys' land parcels. The commission also noted that given business activity in the area and the geographical area that the parcels are located, a C-2 Highway Commercial District classification would be more appropriate given the property's uniqueness. Commission members considered previous commercial activity that once took place on the property and did not have concerns that the essential character of the property or the locality would be altered. After discussion, the motion was carried with all in favor.
- c. Commercial Building – Storage Regulations:** Member Resseman motioned to remove this item from the Planning and Zoning Commission agendas until further recommendation is provided from the Lanesboro EDA. Member Lepper seconded the motion. Motion carried with all in favor.
- d. Procedure for Acceptance of Artwork Donated to the City:** City Administrator Walbridge shared that a first and working draft of an ordinance for the acceptance of artwork to the city was shared with commission members. Administrator Walbridge stated members could submit suggestions or feedback on the draft to him via email. Member Resseman motioned to table. Member Lepper seconded the motion. Motion carried with all in favor.

E. Miscellaneous

- a. December 20, 2023 Planning and Zoning Regular meeting:** Noting that it is a holiday week, member Resseman motioned to cancel the December meeting of the Planning and Zoning Commission. Member Seiler seconded the motion. Administrator Walbridge stated he would communicate with the chairperson if any urgent business would require action prior to the January 17, 2024 meeting. Motion carried with all in favor.

Adjourn: Member Resseman adjourned the meeting at 6:21 p.m.

Respectfully submitted,

Mitchell Walbridge
City Administrator/Clerk



City of Lanesboro
202 Parkway Avenue S, Lanesboro, MN 55949
507-467-3722

Application for Building Permit

Property Information							
Site Address 130. North Valley Drive						Date 11/17/23	
Property Owner Dale Egge				Parcel ID		Project Valuation \$7,000	
Applicant Information							
Applicant is: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other							
Applicants Name Dale Egge				Phone Number 507-429-3620		State License #	
Company Name				Email daegge12081955@gmail.com			
Company Address			City		State		Zip Code
I would like my approved permit...							
<input type="checkbox"/> Emailed (if different from above):				<input type="checkbox"/> Mailed		<input type="checkbox"/> Will Pick Up in Person	
Detailed Description of Work:							
30' x 72' Greenhouse X Lamon's old structure							
Property Type:		Construction Type:					
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial		<input type="checkbox"/> New Building <input type="checkbox"/> Deck <input type="checkbox"/> Windows/Door Replacement <input type="checkbox"/> Move Building <input type="checkbox"/> Addition <input type="checkbox"/> Re-Side <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Demo Building <input type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Re-Roof <input type="checkbox"/> Accessory Building <input type="checkbox"/> Other					
Setback Requirements							
<input type="checkbox"/> Residential				<input type="checkbox"/> Commercial			
<input type="checkbox"/> R1		<input type="checkbox"/> R2		<input type="checkbox"/> R3		<input type="checkbox"/> C1 Downton	
<input type="checkbox"/> C2 Highway							
Min	Actual	Min	Actual	Min	Actual	Actual	
30'	Front Yard:	30'	Front Yard:	30'	Front Yard:	Front Yard:	
6'	Side Yard:	15'	Side Yard:	15'	Side Yard:	Side Yard:	
20'	Rear Yard:	30'	Rear Yard:	30'	Rear Yard:	Rear Yard:	
Applicant - Please read and sign below:							
Application is made to the Zoning Department of the City of Lanesboro, Fillmore County, Minnesota. The applicant is hereby advised that no construction shall proceed under the terms of this permit until the time and date the permit application receives the signature of the Lanesboro Zoning Administrator. The applicant is further advised that review of the permit application is made according to the terms of the Lanesboro Zoning Ordinance, a copy of which is available and may be recieved at the City Office.							
The applicant shall attach a single 8 1/2" X 11" page illustrating: the size and dimensions of the subject property owned by the applicant; the location and size of existing and proposed buildings, such that the Zoning Administrator can identify how far all buildings are from front, side, and rear lot lines; the location of street right-of-ways; and the names of all adjacent property owners.							
Additional information may be requested by the Zoning Administrator: location of easements, foliage, topography and waterways, existing and proposed parking, landscaping, size and location of all signs, building floor plans, building elevations. If this zoning permit is granted, the applicant states that all work which shall be done and all materials which shall be used shall comply with the plans and specifications herewith submitted, and with all City Ordinances applicable hereto. The applicant understands that he or she may be requested to explain the proposed activities to the Lanesboro City Council, Lanesboro Planning and Zoning Commission, or the Lanesboro Historic Preservation Commission. In the event the building permit is denied or modified, you may appeal the decision to the Lanesboro City Council.							
This permit shall become invalid unless the work authorized is commenced within 365 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 365 days.							
Applicants Signature: Dale Egge				Date Signed: 11/17/23		Permit Fee 50	
						Late Fee (2 times the permit fee)	
						Total Fee Due 50	
Office Use Only							
Comments:							
Permit Approved		Meeting Date		Zoning Administrator Signature			

11-17-23
Pd [initials]
CK #
2561

Greenhouse

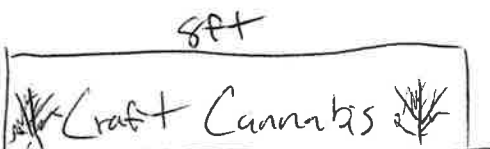
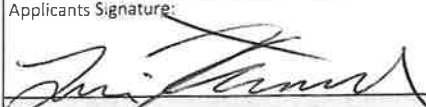
Pole Shee

House



City of Lanesboro
202 Parkway Avenue S, Lanesboro, MN 55949
507-467-3722

Application for Building Permit

Property Information							
Site Address 110 Coffee St E					Date 1-3-24		
Property Owner Val Tindall				Parcel ID		Project Valuation 500	
Applicant Information							
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Other							
Applicants Name Luis Hummel				Phone Number 847.624.8387		State License # 5467-007-486-917	
Company Name 5th Sun Gardens LLC				Email LuisHummel1010@gmail.com			
Company Address 110 Coffee St E			City Lanesboro		State MN		Zip Code 55949
I would like my approved permit...							
<input type="checkbox"/> Emailed (if different from above): <input type="checkbox"/> Mailed <input type="checkbox"/> Will Pick Up in Person							
Detailed Description of Work:							
				looking to add 8ft sign outdoor plastic with metal letters over the door of shop.			
Property Type:		Construction Type:					
<input type="checkbox"/> Residential		<input type="checkbox"/> New Building		<input type="checkbox"/> Deck		<input type="checkbox"/> Windows/Door Replacement	
<input type="checkbox"/> Commercial		<input type="checkbox"/> Addition		<input type="checkbox"/> Re-Side		<input type="checkbox"/> Retaining Wall	
		<input type="checkbox"/> Alteration/Remodel		<input type="checkbox"/> Re-Roof		<input type="checkbox"/> Accessory Building	
						<input type="checkbox"/> Move Building	
						<input type="checkbox"/> Demo Building	
						<input type="checkbox"/> Other	
Setback Requirements							
<input type="checkbox"/> Residential				<input type="checkbox"/> Commercial			
<input type="checkbox"/> R1		<input type="checkbox"/> R2		<input type="checkbox"/> R3		<input type="checkbox"/> C1 Downton	
<input type="checkbox"/> C2 Highway							
Min	Actual	Min	Actual	Min	Actual	Actual	Actual
30'	Front Yard:	30'	Front Yard:	30'	Front Yard:	Front Yard:	Front Yard:
6'	Side Yard:	15'	Side Yard:	15'	Side Yard:	Side Yard:	Side Yard:
20'	Rear Yard:	30'	Rear Yard:	30'	Rear Yard:	Rear Yard:	Rear Yard:
Applicant - Please read and sign below:							
Application is made to the Zoning Department of the City of Lanesboro, Fillmore County, Minnesota. The applicant is hereby advised that no construction shall proceed under the terms of this permit until the time and date the permit application receives the signature of the Lanesboro Zoning Administrator. The applicant is further advised that review of the permit application is made according to the terms of the Lanesboro Zoning Ordinance, a copy of which is available and may be received at the City Office.							
The applicant shall attach a single 8 1/2" X 11" page illustrating: the size and dimensions of the subject property owned by the applicant; the location and size of existing and proposed buildings, such that the Zoning Administrator can identify how far all buildings are from front, side, and rear lot lines; the location of street right-of-ways; and the names of all adjacent property owners.							
Additional information may be requested by the Zoning Administrator: location of easements, foliage, topography and waterways, existing and proposed parking, landscaping, size and location of all signs, building floor plans, building elevations. If this zoning permit is granted, the applicant states that all work which shall be done and all materials which shall be used shall comply with the plans and specifications herewith submitted, and with all City Ordinances applicable hereto. The applicant understands that he or she may be requested to explain the proposed activities to the Lanesboro City Council, Lanesboro Planning and Zoning Commission, or the Lanesboro Historic Preservation Commission. In the event the building permit is denied or modified, you may appeal the decision to the Lanesboro City Council.							
This permit shall become invalid unless the work authorized is commenced within 365 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 365 days.							
Applicants Signature: 				Date Signed: 1-3-24		Permit Fee \$10	
						Late Fee (2 times the permit fee) 0	
						Total Fee Due 10	
Office Use Only							
Comments:							
Permit Approved		Meeting Date		Zoning Administrator Signature			

pd
1-4-24
ck #1190



City of Lanesboro
202 Parkway Avenue S, Lanesboro, MN 55949
507-467-3722

Application for Building Permit

Property Information					
Site Address 110 Coffee St E				Date 12-28-23	
Property Owner Val Tindall		Parcel ID		Project Valuation 400.00	
Applicant Information					
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Other					
Applicants Name Luis Hummal		Phone Number 847.626.8387		State License # 5467-067-486-917	
Company Name 5th Sun Gardens LLC		Email luishummal1010@gmail.com			
Company Address 110 Coffee St E		City Lanesboro		State MN	
				Zip Code 55949	
I would like my approved permit...					
<input type="checkbox"/> Emailed (if different from above): <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> Will Pick Up in Person					
Detailed Description of Work:					
I'm looking to put a window decal & company logo on door window 2ft x 3ft. (just like the one on last location) Also I'd like to have a lighted open sign with Cannabis leaf. 1.5ft x 2ft. Lastly I'd like a sidewalk chalk board sign.					
Property Type:		Construction Type:			
<input type="checkbox"/> Residential		<input type="checkbox"/> New Building			
<input checked="" type="checkbox"/> Commercial		<input type="checkbox"/> Deck			
		<input type="checkbox"/> Addition			
		<input type="checkbox"/> Re-Side			
		<input type="checkbox"/> Alteration/Remodel			
		<input type="checkbox"/> Re-Roof			
		<input type="checkbox"/> Windows/Door Replacement			
		<input type="checkbox"/> Retaining Wall			
		<input type="checkbox"/> Accessory Building			
		<input checked="" type="checkbox"/> Move Building			
		<input type="checkbox"/> Demo Building			
		<input checked="" type="checkbox"/> Other <u>Signage</u>			
Setback Requirements					
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial					
<input type="checkbox"/> R1		<input type="checkbox"/> R2		<input type="checkbox"/> R3	
<input type="checkbox"/> C1 Downtown		<input type="checkbox"/> C2 Highway			
Min	Actual	Min	Actual	Min	Actual
30'	Front Yard:	30'	Front Yard:	30'	Front Yard:
6'	Side Yard:	15'	Side Yard:	15'	Side Yard:
20'	Rear Yard:	30'	Rear Yard:	30'	Rear Yard:
Applicant - Please read and sign below:					
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This permit shall become invalid unless the work authorized is commenced within 365 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 365 days.					
Applicants Signature:		Date Signed:		Permit Fee	
		12-28-23		10.00	
				Late Fee (2 times the permit fee)	
				10.00	
Total Fee Due					
Office Use Only					
Comments:					
Permit Approved		Meeting Date		Zoning Administrator Signature	

12-28-23
pd ck #
1187



City of Lanesboro
202 Parkway Avenue S, Lanesboro, MN 55949
507-467-3722

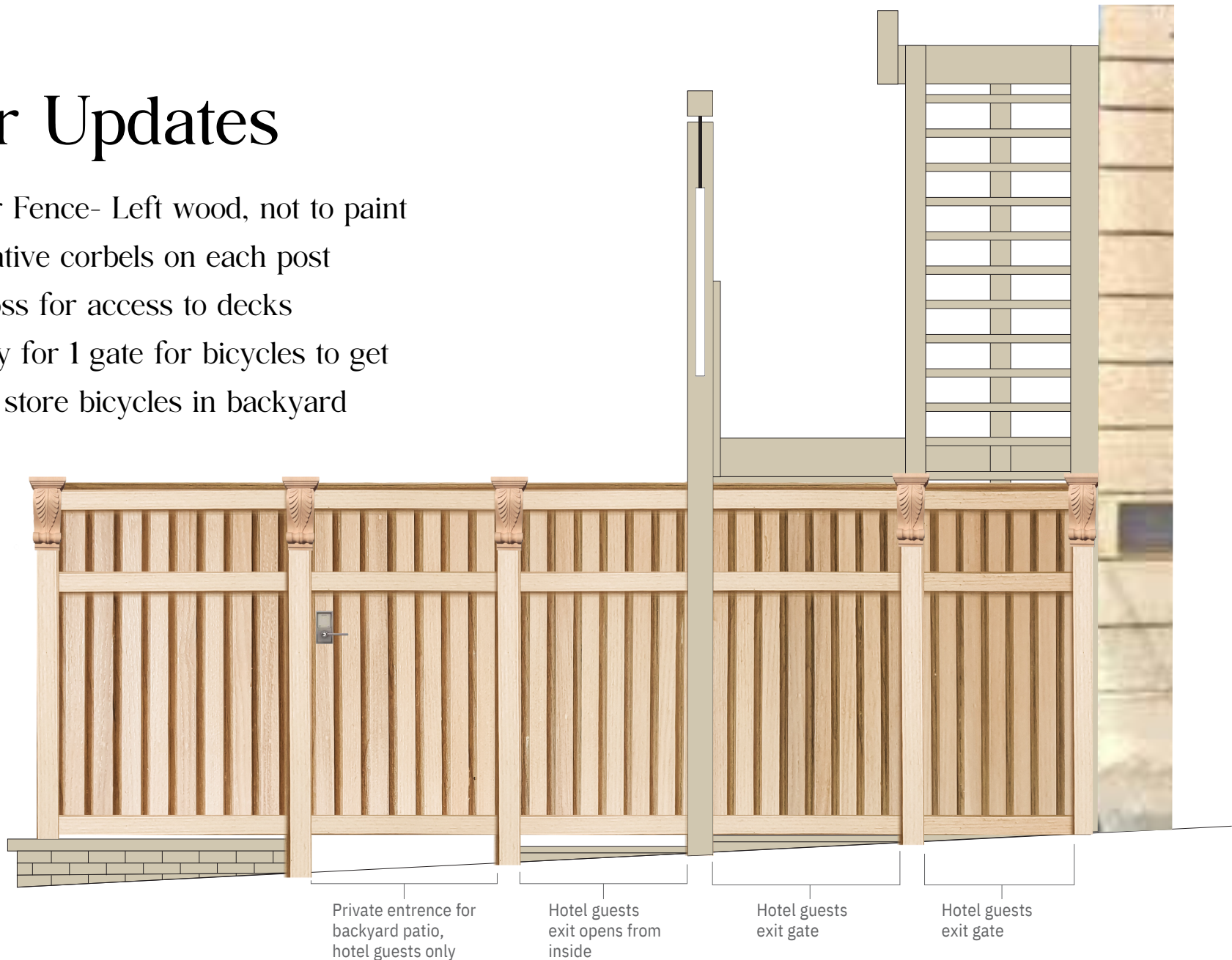
Application for Building Permit

Property Information							
Site Address 101 Parkway Ave N, Lanesboro, MN 55949						Date 1-9-24	
Property Owner Levi & Chelsey Skelly				Parcel ID 19-0183-000		Project Valuation	
Applicant Information							
Applicant is: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other							
Applicants Name Levi & Chelsey Skelly				Phone Number 763-464-2514		State License # 9072925	
Company Name Hotel Lanesboro (Hotel Skelly LLC)				Email chelseyskelly@comcast.net			
Company Address 3899 168th Ave NW			City Andover		State MN		Zip Code 55304
I would like my approved permit...							
<input checked="" type="checkbox"/> Emailed (if different from above): <input type="checkbox"/> Mailed <input type="checkbox"/> Will Pick Up in Person							
Detailed Description of Work:							
We would like to replace the existing picket fence w/ a new 6' tall cedar fence (custom made for style). Placement will stay the exact same. Just trying to make our yard more private for guests. Repaint- All trim work, decks & railing. Sign post Add planter boxes, & urns (freestanding)							
Property Type:		Construction Type:					
<input type="checkbox"/> Residential		<input type="checkbox"/> New Building					
<input checked="" type="checkbox"/> Commercial		<input type="checkbox"/> Deck					
		<input type="checkbox"/> Addition					
		<input checked="" type="checkbox"/> Alteration/Remodel					
		<input type="checkbox"/> Re-Side					
		<input type="checkbox"/> Re-Roof					
		<input type="checkbox"/> Windows/Door Replacement					
		<input type="checkbox"/> Retaining Wall					
		<input type="checkbox"/> Accessory Building					
		<input type="checkbox"/> Move Building					
		<input type="checkbox"/> Demo Building					
		<input checked="" type="checkbox"/> Other <u>New Fence</u>					
Setback Requirements							
<input type="checkbox"/> Residential				<input type="checkbox"/> Commercial			
<input type="checkbox"/> R1		<input type="checkbox"/> R2		<input type="checkbox"/> R3		<input type="checkbox"/> C1 Downton	
<input type="checkbox"/> C2 Highway							
Min	Actual	Min	Actual	Min	Actual	Actual	Actual
30'	Front Yard:	30'	Front Yard:	30'	Front Yard:	Front Yard:	Front Yard:
6'	Side Yard:	15'	Side Yard:	15'	Side Yard:	Side Yard:	Side Yard:
20'	Rear Yard:	30'	Rear Yard:	30'	Rear Yard:	Rear Yard:	Rear Yard:
Applicant - Please read and sign below:							
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This permit shall become invalid unless the work authorized is commenced within 365 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 365 days.							
Applicants Signature: 				Date Signed: 1-9-24 1-9-24		Permit Fee	
						Late Fee (2 times the permit fee)	
						Total Fee Due	
Office Use Only							
Comments:							
Permit Approved		Meeting Date		Zoning Administrator Signature			

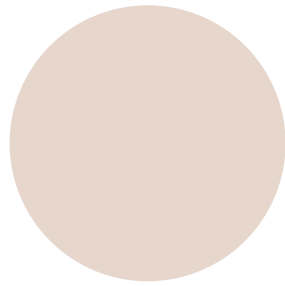
❖ HOTEL LANESBORO ❖

Exterior Updates

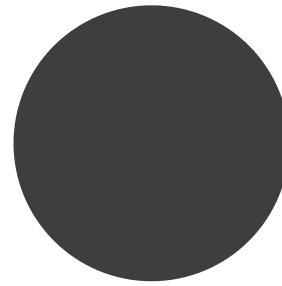
- 6' Tall Cedar Fence- Left wood, not to paint
- Small decorative corbels on each post
- 4 Gates across for access to decks
- Keypad entry for 1 gate for bicycles to get through and store bicycles in backyard



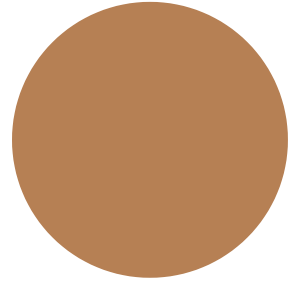
Colors



Existing Decks & Railing & Sign post



All window trim on all sides of building



Front Door

2 flower boxes on
the 2 front big
windows, 2 big urn
planters on either
side of the railing
various hanging
flowers





City of Lanesboro

202 Parkway Avenue S, Lanesboro, MN 55949
507-467-3722

Application for Building Permit

201 Parkway N.
Ave.

Property Information					
Site Address 201 Parkway Ave N					Date 1-10-24
Property Owner Jeff & Patty Brogle			Parcel ID 190090000	Project Valuation	
Applicant Information					
Applicant is: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other					
Applicants Name Jeff & Patty Brogle			Phone Number 952-994-3437	State License #	
Company Name			Email brogle4@yahoo.com		
Company Address 30805 381st Ave.		City Peterson	State MN	Zip Code 55962	
I would like my approved permit...					
<input type="checkbox"/> Emailed (if different from above): <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> Will Pick Up in Person					
Detailed Description of Work:					
<ul style="list-style-type: none"> • Adding ⁵ windows on 1st floor - south side (Coffee St & W) • Replacing two exterior doors - South & East Side (Coffee Street & W & Parkway Ave N) • Replace 2 windows on south side to match • Add 1 lower level window on north side of building 					
Property Type:		Construction Type:			
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial		<input type="checkbox"/> New Building <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Windows/Door Replacement <input type="checkbox"/> Move Building <input type="checkbox"/> Addition <input type="checkbox"/> Re-Side <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Demo Building <input checked="" type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Re-Roof <input type="checkbox"/> Accessory Building <input checked="" type="checkbox"/> Other Adding windows			
Setback Requirements					
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial					
<input type="checkbox"/> R1		<input type="checkbox"/> R2		<input type="checkbox"/> R3	
<input type="checkbox"/> C1 Downtown		<input type="checkbox"/> C2 Highway			
Min	Actual	Min	Actual	Min	Actual
30'	Front Yard:	30'	Front Yard:	30'	Front Yard:
6'	Side Yard:	15'	Side Yard:	15'	Side Yard:
20'	Rear Yard:	30'	Rear Yard:	30'	Rear Yard:
Applicant - Please read and sign below:					
<p>Application is made to the Zoning Department of the City of Lanesboro, Fillmore County, Minnesota. The applicant is hereby advised that no construction shall proceed under the terms of this permit until the time and date the permit application receives the signature of the Lanesboro Zoning Administrator. The applicant is further advised that review of the permit application is made according to the terms of the Lanesboro Zoning Ordinance, a copy of which is available and may be reviewed at the City Office.</p> <p>The applicant shall attach a single 8 1/2" X 11" page illustrating: the size and dimensions of the subject property owned by the applicant; the location and size of existing and proposed buildings, such that the Zoning Administrator can identify how far all buildings are from front, side, and rear lot lines; the location of street right-of-ways; and the names of all adjacent property owners.</p> <p>Additional information may be requested by the Zoning Administrator: location of easements, foliage, topography and waterways, existing and proposed parking, landscaping, size and location of all signs, building floor plans, building elevations. If this zoning permit is granted, the applicant states that all work which shall be done and all materials which shall be used shall comply with the plans and specifications herewith submitted, and with all City Ordinances applicable hereto. The applicant understands that he or she may be requested to explain the proposed activities to the Lanesboro City Council, Lanesboro Planning and Zoning Commission, or the Lanesboro Historic Preservation Commission. In the event the building permit is denied or modified, you may appeal the decision to the Lanesboro City Council.</p> <p>This permit shall become invalid unless the work authorized is commenced within 365 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 365 days.</p>					
Applicants Signature: Patty Brogle		Date Signed: 1-10-24		Permit Fee Late Fee (2 times the permit fee) Total Fee Due	
Office Use Only					
Comments:					
Permit Approved		Meeting Date		Zoning Administrator Signature	



**Install one new window on
lower level approximately 16
ft from NE corner of building**

**East side- Replace
door, remove
awning, remove sign**

**South Side - Replace door, replace
two windows to match upper
windows. Install 5 new windows to
match upper windows**

Coffee St West



Received 12/06/2023

City of Lanesboro

202 Parkway Avenue South, Lanesboro, MN 55949
(507) 467-3722 www.lanesboro-mn.gov

APPLICATION FOR SIMPLE LOT SPLIT

(for creating 2 lots from an existing parcel, including the existing parcel)

City of Lanesboro Zoning and Subdivision Ordinance Section 340.10 Subd. 2

a. Simple Lot Split. When one parcel or lot of record is divided to result in two lots of parcels, the platting procedures as set forth in the subdivision regulations may be waived if approved by the Council. Transfer of title or the process of subdividing may at the discretion of the Council be satisfied by one of the following methods:

1. The filing of a Final Plat.
2. Certificate of Survey.
3. Registered Land Survey (for registered land)
4. Recording of Title.

**To be completed by applicant, who must be an owner with record title to the property.
All owners must sign.**

Applicant Information:

Name: Joel & Brooke Pfeiffer (Sparrow Valley Properties)
Mailing Address: 14048 ~~200~~ 371st Ave, Canton, MN, 55922
Telephone: Voice: 507-317-4409 Fax: _____
Email: JWPfeiffer@outlook.com

Land Subject to this Application.

Parcel/Tax ID # 190136000
Street Address: 401 Dupont St.
Legal Description: Included on Survey

(Attach if more space needed)

Reason for Application.

to create a buildable lot on Elmwood St.

Describe Improvements/Buildings on existing property, and planned use of additional lot if split granted.

Currently there is a house and two small storage buildings located on the property. I am seeking to split this lot because the new parcel created would be accessible from Elmwood Street and would be desirable as a location for a new build. I would consider either building on parcel B or selling to a new prospective buyer.

Information for Applicants

1. The simple lot split will produce no more than 2 lots, including parent parcel.
2. Each lot will have direct access to an existing paved street with the frontage required for the zoning.
3. Existing streets will not be affected, except as may be required to provide additional right of way in order to meet the minimum street design standards.
4. All lots will be serviceable by existing water and sewer lines, unless waived by the City.
5. The initial subdivision is not part of a future larger subdivision.
6. The proposed lots meet all applicable zoning or land use requirements.

Each application must include the following attachments:

- _____ survey certified within the last 90 days identifying:
- (1) existing parcel and lot boundaries and dimensions;
 - (2) proposed parcel and lot boundaries and dimensions;
 - (3) area, in acres or square feet, of each resulting parcel or lot;
 - (4) all existing structures;
 - (5) all existing easements;
 - (6) any designated wetlands;
 - (7) 100-year flood zone boundary or a statement that the project area is outside that zone;
 - (8) (8) all adjoining rights of way; planned source of potable water (city or well) for each lot; and
 - (9) sanitary sewer service (city or approved septic system) for each lot.

*Note that approval of this application does not constitute approval of the potable water supply or sanitary sewer service. The city may require connection to city sanitary sewer and disallow septic system.

Applicant's Statement

This request is being made to divide and/or join property for the purpose of obtaining building permits or transferring ownership. I further understand that any request to alter lot or parcel boundaries is subject to the City of Lanesboro Zoning and its, the City's comprehensive plan, and other applicable ordinances and regulations. In the event that approval of this application is granted based on false information provided by the Applicant or Surveyor, the City has the right to revoke the approval and any permits issued hereunder as a result of that false information, whether supplied through error or intent.

Applicant's Signature

12-6-23

Date Signed

