



www.cityofstjoseph.com

# CITY OF ST. JOSEPH

**St. Joseph Planning Commission**

**Monday, March 9th, 2026**

**6:00 PM**

**St. Joseph Council Chambers**

**75 Callaway St E**

**\*\*The meeting will also be available through Zoom\*\***

1. Call to Order
2. Pledge of Allegiance
3. Agenda Review and Adoption
4. Public Comment
5. Minutes – February 9<sup>th</sup>, 2026
6. New Business
  - a. Benedict Second Addition – Final Plat
  - b. Liberty Point Homeowners Association – Vacation of Easements  
**PUBLIC HEARING**
7. Old Business
  - a. Rural Residential Small Lot Zoning Ordinance – Discussion
8. Other Business
  - a. General Updates
9. Adjourn

---

## ZOOM INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/87642407431?pwd=bXlkL3NlM2VKNXVMdmk2MC91b1YxUT09>

Meeting ID: 876 4240 7431

Passcode: 797162

One tap mobile

+19292056099,,87642407431#,,,,\*797162# US (New York)

Dial by your location

Find your local number: <https://us06web.zoom.us/u/kblhxKat7W>

75 Callaway Street East | Saint Joseph, Minnesota 56374

Email: [cityoffices@cityofstjoseph.com](mailto:cityoffices@cityofstjoseph.com) | Phone: 320.363.7201 | Fax 320.363-0342

Pursuant to due call and notice thereof, the Planning Commission for the City of St. Joseph met on Monday, February 9th, 2026, at 6:00 PM in the St. Joseph City Hall opening with the Pledge of Allegiance.

Planning Commission Members Present: Commissioners Keith Louwagie, Andrew Mooney, Mark Thompson, Isabella Margl, Jon Hazen, Carmie Mick (via Zoom)

Staff Present: Nate Keller

Public Comments: None

Agenda Review & Adoption: **Thompson made a motion to approve Agenda Review & Adoption. The motion was seconded by Louwagie and passed unanimously.**

Public Comment

None

Minutes – January 12<sup>th</sup>, 2026

**Margl made a motion to approve the minutes of January 12<sup>th</sup>, 2026. The motion was seconded by Louwagie and passed unanimously.**

Old Business

**6a. Rural Residential Zoning Ordinance – Discussion**

Keller recapped some discussion that occurred last month and confirmed with the Commission the consensus of establishing a new Zoning district versus amending the existing Rural Residential district through a Conditional Use Permit process.

Keller went through the qualifying factors one by one as outlined in Subd. 3 Section A 1-8 of the drafted ordinance. Discussion occurred throughout the item with numerous questions being asked. The Commission agreed that staff is on the right path with the drafted ordinance and criteria listed in this section.

Keller briefly provided an overview of city boundary areas both now, into the future as depicted on Exhibit A. Background on current agreements like Orderly Annexation Areas along with adjacent city boundaries was provided to help paint a picture of current city boundaries, future growth areas, and potential growth areas.

Next step will be to provide Council with an update and work with legal on some of the language.

Other Business

**7a. General Updates**

Updates provided on: Monastery Final Plat, Single-Family development, and The House I Food and Tap video and award from EDAM.

Adjourn: **Hazen moved to adjourn the meeting at 6:57PM. The motion was seconded by Margl and passed unanimously.**

Minutes approved by:

Nate Keller  
Community Development Director



## Planning Commission Agenda Item 6a

**MEETING DATE:** March 9<sup>th</sup>, 2026  
**AGENDA ITEM:** 6a  
**ACTION REQUESTED:** Approval of PC Resolution PC2026-004 approving the Benedict Second Addition Final Plat

**PREVIOUS PLANNING COMMISSION ACTION:**

Planning Commission held a public hearing on the Preliminary Plat, Rezoning, and Land Use Amendments at their January 12<sup>th</sup> meeting. No one spoke at the hearing. Planning Commission voted 5-0 to approve the Preliminary Plat, Rezoning, and Land Use Amendments on January 12<sup>th</sup>.

**BACKGROUND INFORMATION:**

Upon approval of the Preliminary Plat, the Sisters of St. Ben's submitted a Final Plat that consolidates seven existing lots into one contiguous parcel to accommodate construction of a new monastery. The proposed building location crosses existing lot lines (Outlots D and G, and Lot 003, Block 001 of the Benedict Plat), which triggers the re-plat.

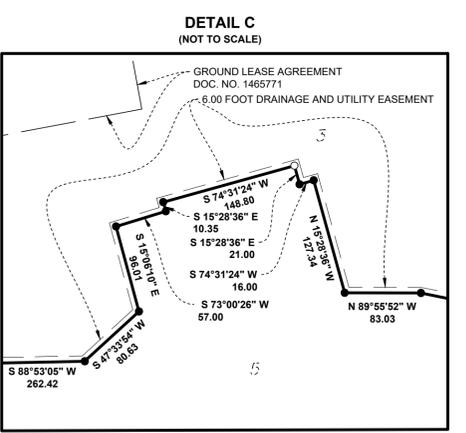
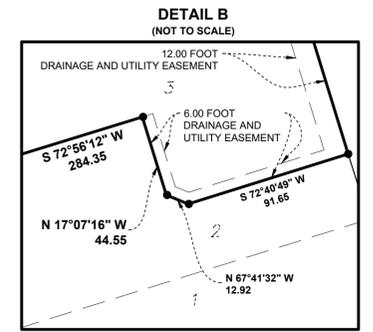
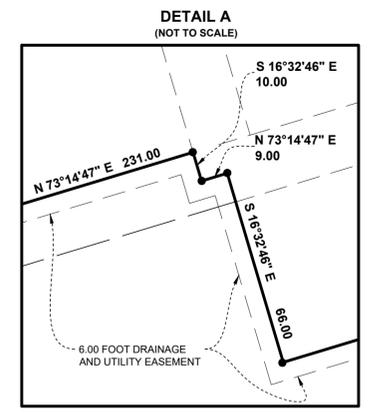
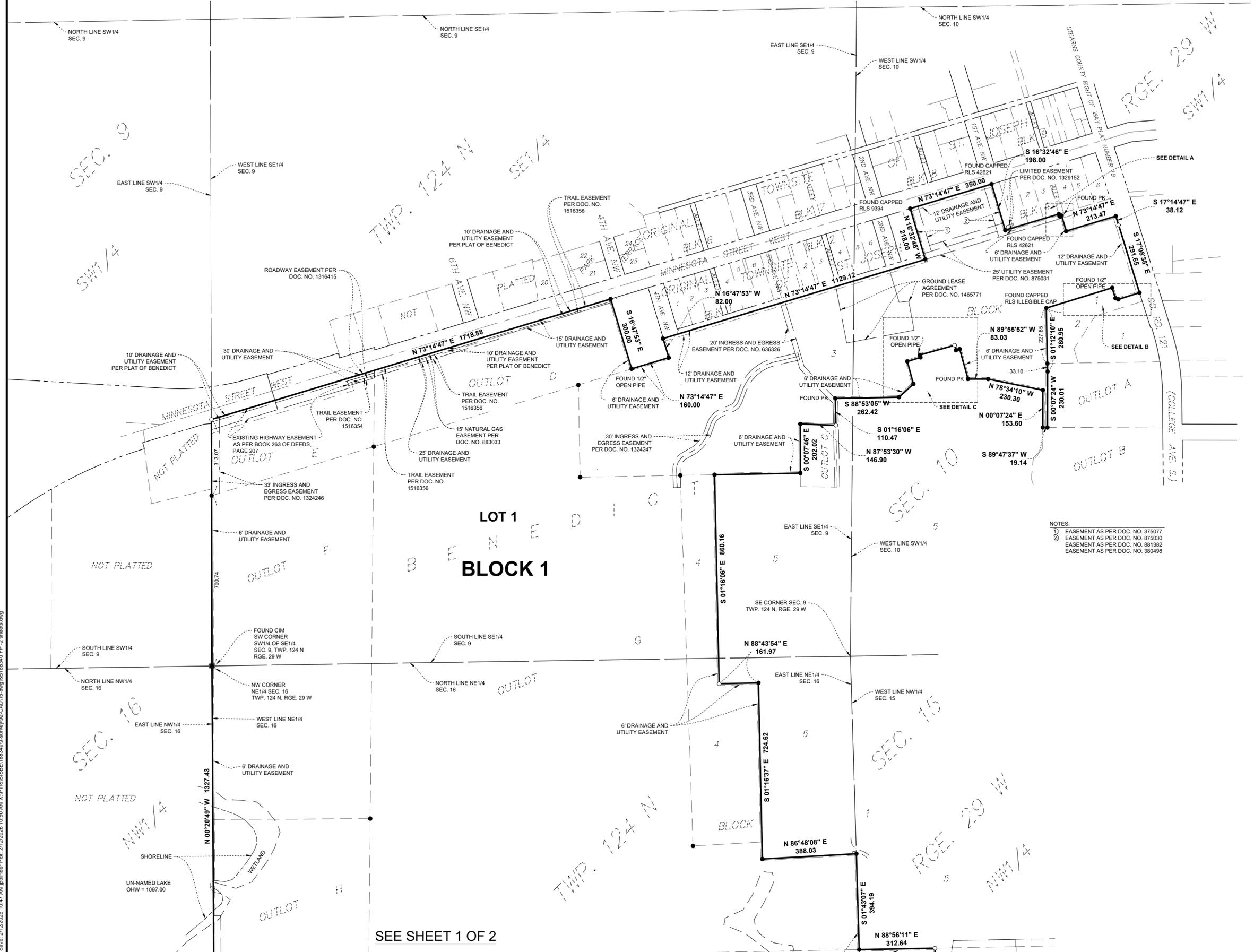
The Final Plat also dedicates standard perimeter drainage and utility easements. Because this action is a lot consolidation with no public infrastructure improvements, a Developer's Agreement is not required. All that is needed is a resolution approving the Final Plat.

Of note - Administrative review of the Site Plan is underway with no issues identified. Following Final Plat approval and recording, Site Plan approval is expected shortly thereafter, with building permit issuance to follow.

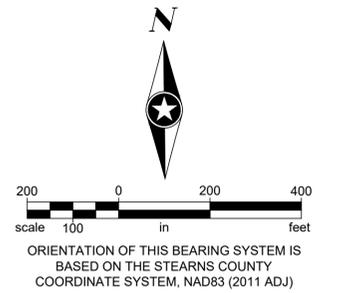
**ATTACHMENTS:** Final Plat  
PC Resolution PC2026-004



# BENEDICT SECOND ADDITION



NOTES:  
 ① EASEMENT AS PER DOC. NO. 375077  
 ② EASEMENT AS PER DOC. NO. 875030  
 EASEMENT AS PER DOC. NO. 861382  
 EASEMENT AS PER DOC. NO. 380498



- LEGEND**
- CAST IRON MONUMENT
  - FOUND IRON MONUMENT WITH PLASTIC CAP STAMPED WITH RLS 16997 OR OTHERWISE NOTED
  - SET 1/2 INCH BY 1/4 INCH IRON PIPE WITH CAP STAMPED 46562

SEE SHEET 1 OF 2





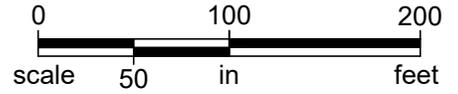




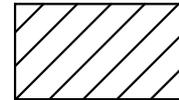




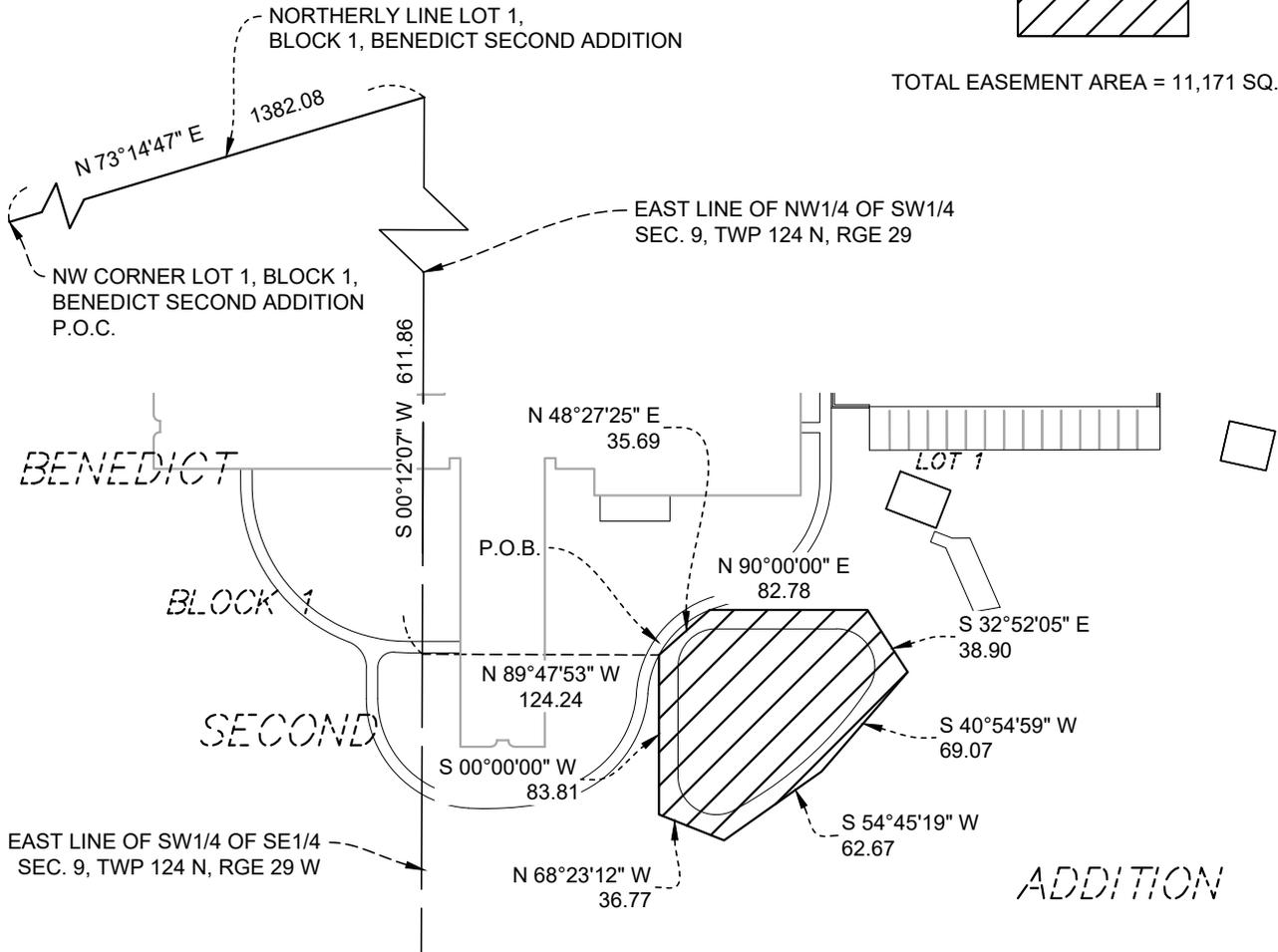




ORIENTATION OF THIS BEARING SYSTEM IS  
BASED ON THE STEARNS COUNTY  
COORDINATE SYSTEM, NAD83 (2011 ADJ)



TOTAL EASEMENT AREA = 11,171 SQ. FT



### EXHIBIT FOR: STORM DRAINAGE EASEMENTS

ORDER OF THE SISTERS OF  
ST. BENEDICT,  
ST. JOSEPH, MN

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY  
ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED  
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PHONE: 320.229.4300  
2351 CONNECTICUT AVE S  
SUITE 300  
SARTELL, MN 56377  
www.sehinc.com

SEH Project SISBE 188340  
Drawn By JCP  
Surveyed By TAZ  
Checked By DJB

DANIEL J. BEMBOOM, LS  
DATE 2-12-2026 LICENSE NO. 12 46562



**PC RESOLUTION 2026- 004  
A RESOLUTION APPROVING THE FINAL PLAT FOR  
BENEDICT SECOND ADDITION**

**WHEREAS**, Sisters of the Order of Saint Benedict hereafter referred to as “applicant” and “owner” have properly applied for Final plat approval; and

**WHEREAS**, the subject property is legally described in Exhibit A and depicted in Exhibit B; and

**WHEREAS**, the subject property is zoned as EE Educational and Ecclesiastical, and the proposed plat depicts one lot; and

**WHEREAS**, the St. Joseph Planning Commission held a public hearing on the Preliminary Plat of Benedict Second Addition on January 12<sup>th</sup>, 2026 at which time all persons wishing to be heard regarding the matter were given an opportunity to be heard; and

**WHEREAS**, the St. Joseph Planning Commission recommended approval of the Benedict Second Addition Preliminary Plat on January 12<sup>th</sup>, 2026 and Final Plat on March 9th, 2026; and

**WHEREAS**, the St. Joseph City Council approved the Preliminary Plat of Benedict Second Addition on January 20<sup>th</sup>, 2026 through approval of resolution 2026-007; and

**WHEREAS**, the proposed plat has been reviewed by the city engineer; and

**WHEREAS**, the City Council hereby found the following conditions to be required upon this Final Plat:

**Zoning**

1. City of St. Joseph Resolutions 2026-005, 2026-006, 2026-007 and the Resolution approving the Final Plat shall all be recorded along with the Final Plat.
2. A stripped crosswalk across the Western side of the intersection at 6<sup>th</sup> Ave NW shall be installed as depicted in Exhibit C

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
ST. JOSEPH, MINNESOTA, THAT THE BENEDICT SECOND ADDITION FINAL PLAT IS  
APPROVED**

Whereupon said resolution was declared duly passed and adopted by the St. Joseph City Council this 16<sup>th</sup> day of March, 2026

CITY OF ST. JOSEPH

By \_\_\_\_\_  
Adam Scepaniak, Mayor

ATTEST

By \_\_\_\_\_  
David Murphy, City Administrator

Document drafted by: City of St. Joseph 75 Callaway St E St. Joseph, MN 56374
--

**Exhibit A**

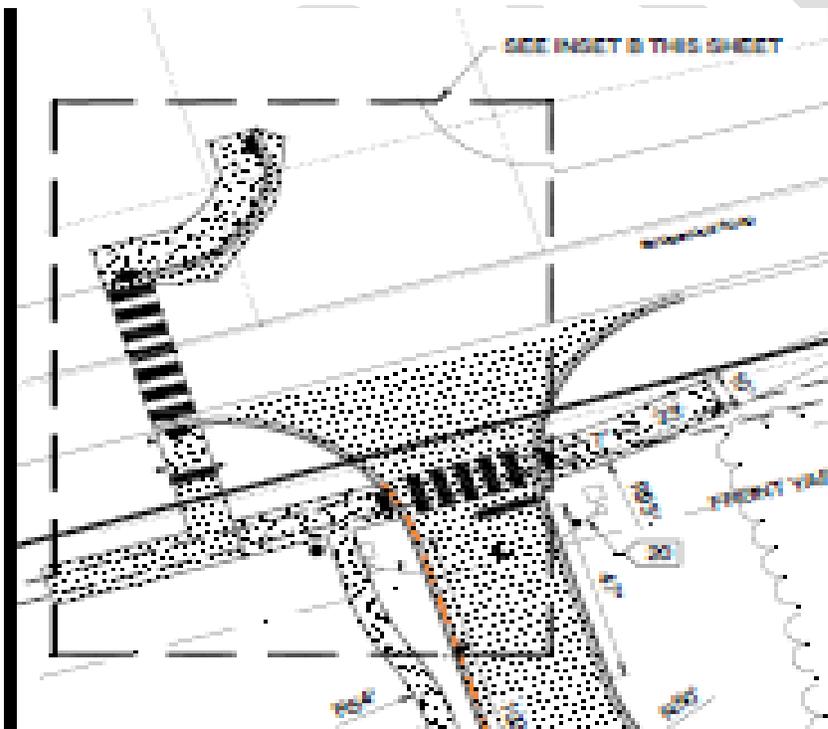
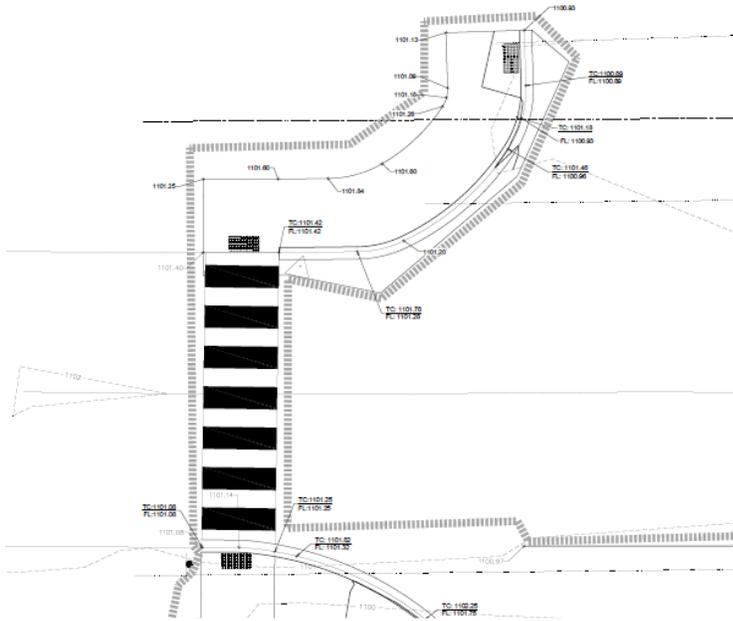
Lot 001, block 001 of Benedict 2<sup>nd</sup> Addition plat located hereof in Stearns County, MN 56374

DRAFT

**Exhibit B – Final Plat**

DRAFT

# Exhibit C – Crosswalk on 6<sup>th</sup> Ave NW



























































## Planning Commission Agenda Item 6b

**MEETING DATE:** March 9<sup>th</sup>, 2026  
**AGENDA ITEM:** 6b  
**ACTION REQUESTED:** Approval of PC Resolution PC2026-005 approving the vacation of easements for Liberty Pointe Second Addition Plat

**PREVIOUS PLANNING COMMISSION ACTION:**  
None (but the Liberty Pointe Second Addition Plat was approved in 2005)

**BACKGROUND INFORMATION:** During the sale of a lot on Jefferson Lane in the Liberty Pointe development, a title company identified an error related to existing easements.

The original Liberty Pointe Plat included attached single-family homes with shared common walls like what is shown below at 1615 and 1619 Dale St E:

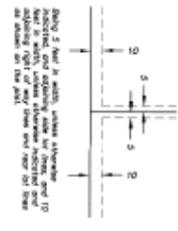


In 2005, the area was re-platted to convert many of these lots to detached single-family homes on individual lots. During the re-plat new lot lines were established, however, the original common area easements which now fell within the new lot lines were never formally vacated during the re-plat. These easements encompass the common areas outside the lot lines, which are owned by the Liberty Pointe Homeowners Association (the applicant).

Staff recommends vacating not only the easement within the subject lot but also all remaining common easement areas that now fall within individual lot lines in the Liberty Pointe development. This action will prevent similar title issues in the future. Most lots have already been developed with single family homes built in the 2005/2006 timeframe. No impacts will occur to the lots besides correcting a technical error through formally vacating the easements.

**ATTACHMENTS:** Plat depictions of Liberty Pointe and Liberty Pointe Second addition  
Graphic showing the lots which have portions of old easements within them  
PC Resolution PC2026-005

Change any Utility Easements for this sheet see  
Sheet Two

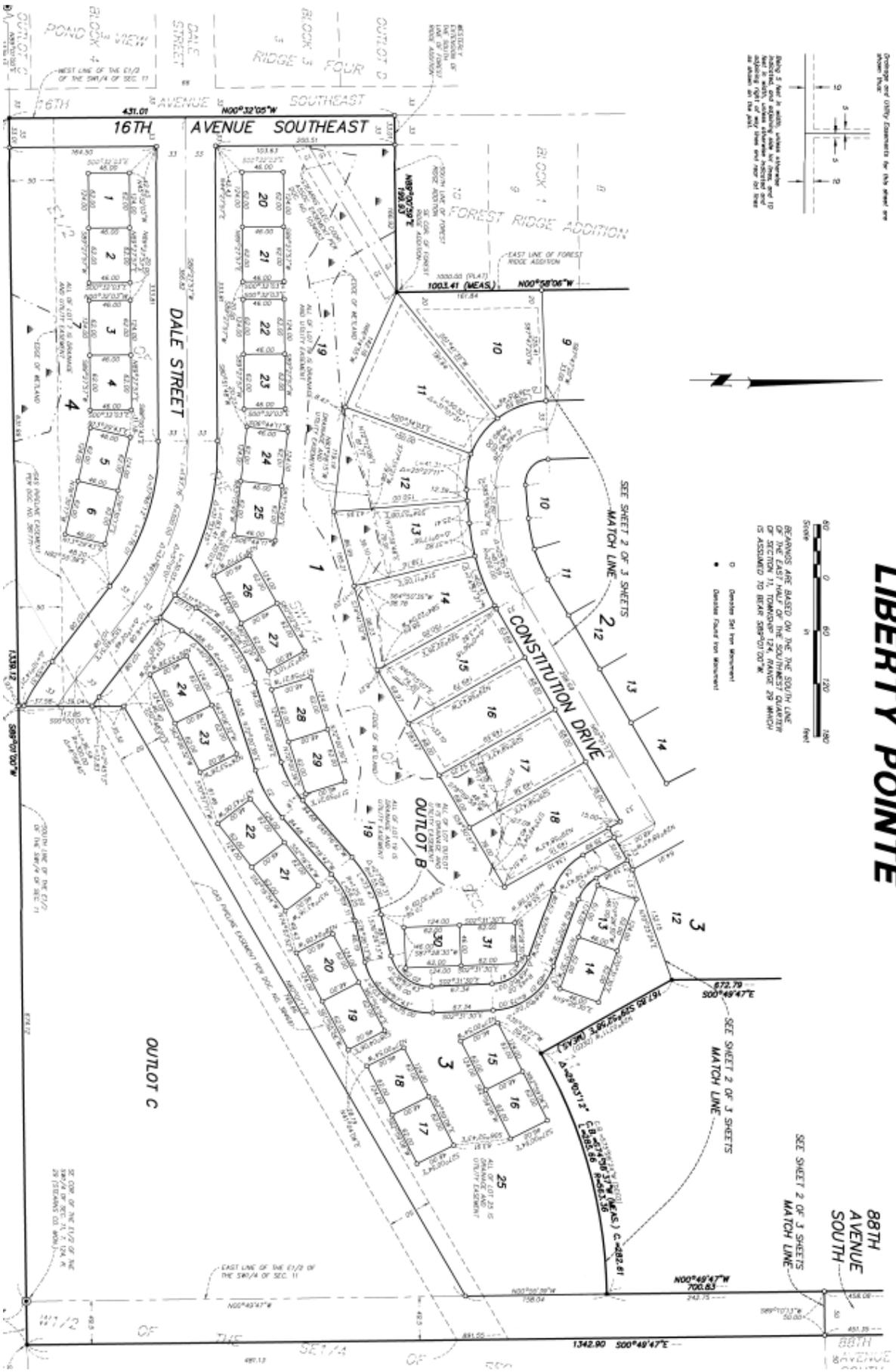


BEARINGS ARE BASED ON THE TRUE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 12N, RANGE 28N WHICH IS ASSUMED TO BE AN 88°00'00"W

- Delineate 2nd Tier Easement
- Delineate 1st Tier Easement

# LIBERTY POINTE

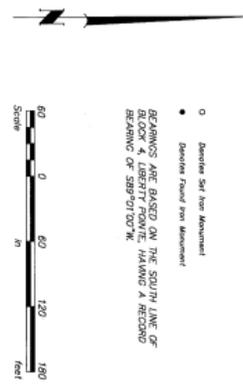
Plat of Liberty Pointe



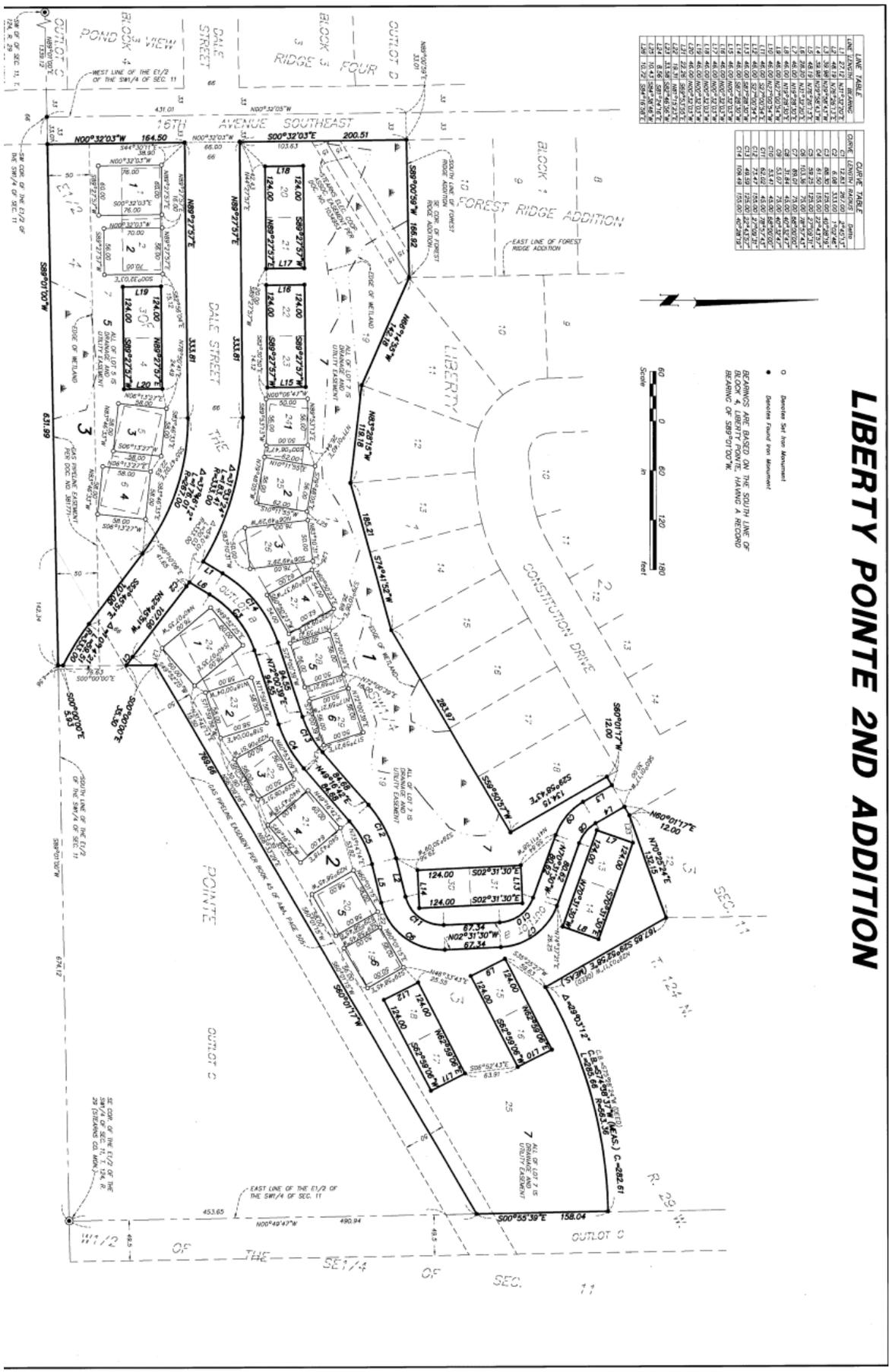
Platted in 2003

# LIBERTY POINTE 2ND ADDITION

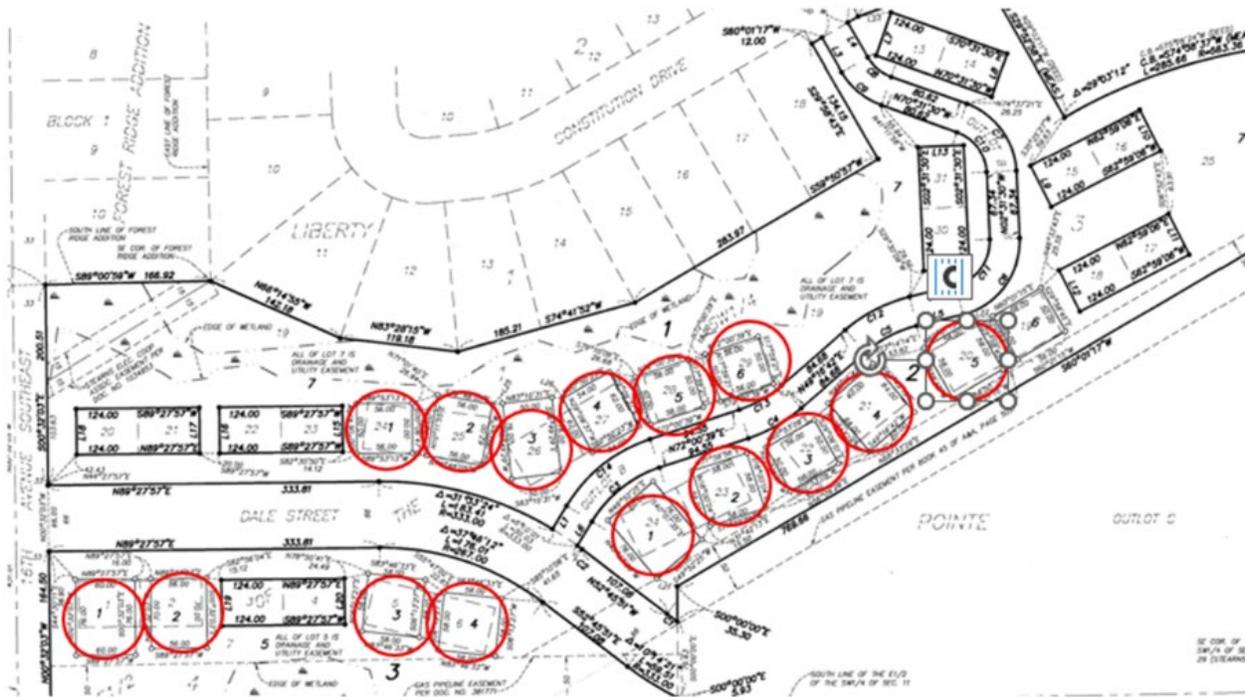
LINE TABLE		CURVE TABLE					
LINE NO.	DESCRIPTION	STATION	BEARING	CHORD	ANGLE	CHORD	ANGLE
1	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...
9	...	...	...	...	...	...	...
10	...	...	...	...	...	...	...
11	...	...	...	...	...	...	...
12	...	...	...	...	...	...	...
13	...	...	...	...	...	...	...
14	...	...	...	...	...	...	...
15	...	...	...	...	...	...	...
16	...	...	...	...	...	...	...
17	...	...	...	...	...	...	...
18	...	...	...	...	...	...	...
19	...	...	...	...	...	...	...
20	...	...	...	...	...	...	...
21	...	...	...	...	...	...	...
22	...	...	...	...	...	...	...
23	...	...	...	...	...	...	...
24	...	...	...	...	...	...	...
25	...	...	...	...	...	...	...
26	...	...	...	...	...	...	...
27	...	...	...	...	...	...	...
28	...	...	...	...	...	...	...
29	...	...	...	...	...	...	...
30	...	...	...	...	...	...	...
31	...	...	...	...	...	...	...
32	...	...	...	...	...	...	...
33	...	...	...	...	...	...	...
34	...	...	...	...	...	...	...
35	...	...	...	...	...	...	...
36	...	...	...	...	...	...	...
37	...	...	...	...	...	...	...
38	...	...	...	...	...	...	...
39	...	...	...	...	...	...	...
40	...	...	...	...	...	...	...
41	...	...	...	...	...	...	...
42	...	...	...	...	...	...	...
43	...	...	...	...	...	...	...
44	...	...	...	...	...	...	...
45	...	...	...	...	...	...	...
46	...	...	...	...	...	...	...
47	...	...	...	...	...	...	...
48	...	...	...	...	...	...	...
49	...	...	...	...	...	...	...
50	...	...	...	...	...	...	...
51	...	...	...	...	...	...	...
52	...	...	...	...	...	...	...
53	...	...	...	...	...	...	...
54	...	...	...	...	...	...	...
55	...	...	...	...	...	...	...
56	...	...	...	...	...	...	...
57	...	...	...	...	...	...	...
58	...	...	...	...	...	...	...
59	...	...	...	...	...	...	...
60	...	...	...	...	...	...	...
61	...	...	...	...	...	...	...
62	...	...	...	...	...	...	...
63	...	...	...	...	...	...	...
64	...	...	...	...	...	...	...
65	...	...	...	...	...	...	...
66	...	...	...	...	...	...	...
67	...	...	...	...	...	...	...
68	...	...	...	...	...	...	...
69	...	...	...	...	...	...	...
70	...	...	...	...	...	...	...
71	...	...	...	...	...	...	...
72	...	...	...	...	...	...	...
73	...	...	...	...	...	...	...
74	...	...	...	...	...	...	...
75	...	...	...	...	...	...	...
76	...	...	...	...	...	...	...
77	...	...	...	...	...	...	...
78	...	...	...	...	...	...	...
79	...	...	...	...	...	...	...
80	...	...	...	...	...	...	...
81	...	...	...	...	...	...	...
82	...	...	...	...	...	...	...
83	...	...	...	...	...	...	...
84	...	...	...	...	...	...	...
85	...	...	...	...	...	...	...
86	...	...	...	...	...	...	...
87	...	...	...	...	...	...	...
88	...	...	...	...	...	...	...
89	...	...	...	...	...	...	...
90	...	...	...	...	...	...	...
91	...	...	...	...	...	...	...
92	...	...	...	...	...	...	...
93	...	...	...	...	...	...	...
94	...	...	...	...	...	...	...
95	...	...	...	...	...	...	...
96	...	...	...	...	...	...	...
97	...	...	...	...	...	...	...
98	...	...	...	...	...	...	...
99	...	...	...	...	...	...	...
100	...	...	...	...	...	...	...



O Deleted Spot from Measurement  
 • Deleted Point from Measurement  
 BEARINGS ARE BASED ON THE SOUTH LINE OF  
 BLOCK 4, LIBERTY POINTE, HAVING A RECORD  
 BEARING OF S89°01'00" W.



Platted in 2005



Lots circled in red are lots that were re-platted into detached single family lots and which easement areas still exist



Areas in green above show approximate areas of previous easement lines that were never vacated



**PC RESOLUTION 2026-005**

**RESOLUTION VACATING EASEMENTS AS LEGALLY DESCRIBED FOR  
LIBERTY POINTE 2<sup>ND</sup> ADDITION**

**WHEREAS**, the Planning Commission of the City of St. Joseph held a public hearing on March 9<sup>TH</sup>, 2026 following a publication, mailed and posted notice for the purpose of hearing those present to consider the vacation of drainage and utility easements; and

**WHEREAS**, the easements to be vacated are legally described in Exhibit A; and

**WHEREAS**, it appeared in the best interests of the public and the City of St. Joseph that such a vacation of easements be vacated and discontinued; and

**BE IT RESOLVED** that the City Administrator and Mayor are hereby authorized to execute the vacation of easements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ST. JOSEPH, MINNESOTA, duly assembled that the easements described in Exhibit A are hereby vacated.**

ADOPTED by the City Council this 16th day of March, 2026.

CITY OF ST. JOSEPH

By \_\_\_\_\_

Adam Scepaniak, Mayor

ATTEST

By \_\_\_\_\_

David Murphy, City Administrator

Document drafted by:  
City of St. Joseph  
75 Callaway St E  
St. Joseph, MN 56374

**EXHIBIT A**

**LEGAL DESCRIPTION**

Vacating drainage and utility easements within the interior of Lots 001, 002, 003, 004, 005, 006, Block 1, and Lots 001, 002, 003, 004, 005, Block 002, and Lots 001, 002, 003, 004, Block 003 of LIBERTY POINTE 2<sup>ND</sup> ADDITION PLAT, Stearns County, Minnesota 56374



## Planning Commission Agenda Item: 7a

**MEETING DATE:** March 9<sup>th</sup>, 2026  
**AGENDA ITEM:** 7a  
**ACTION REQUESTED:** 7a – discussion only

**PREVIOUS PLANNING COMMISSION ACTION:**

6a – discussion occurred last month on the preliminary drafted ordinance. Discussion occurred previous months as well.

**BACKGROUND INFORMATION:**

Rural Residential Zoning Ordinance

The preliminary drafted ordinance reviewed last month has been updated to include legal review and comments. Staff will brief the Commission on these. Staff also shared a brief update with the City Council at their work session in February.

Purpose of this month’s discussion is to review the drafted ordinance and updates and confirm if the Commission is in consensus with drafted language. Staff would also like discussion on:

- Accessory structure ordinance
- Appropriate setback requirements
- Subd. 3 and the findings
  - Lot size and appropriate densities
- Exhibit map

Overall discussion from tonight’s meeting will help staff prepare a potential final draft and subsequent public hearing.

## LANGUAGE INCLUDED IN PREVIOUS STAFF MEMO'S

Exhibit A shows a map identifying potential areas that may qualify for this new Zoning district with notes on other areas of the city that are at the current boundary.

### NE Area characteristics

- Northside of a small section of Mullen RD
- To the North is St. Wendell Township of which no orderly annexation agreement exists and to the East is the city of St. Cloud
- Wetlands and other environmental features exist to the North
- No water is nearby so this area likely would not meet the water extension requirement and would only be allowed to fall under this zoning designation in the distant future at which time full utility extension may be appropriate

### Southernmost Area characteristics

- To the South is either the Sauk River or Interstate 94
- Water could be extended but sewer is challenging and lift station is needed
- Topography on the West side of Jade Rd is extremely hilly and extended utilities is challenging
- For the property to the East of Jade Rd it is bounded to the North by Kennedy and to the South by River's Bend park. No utility extensions planned to service the park. Separation to Kennedy is provided through prairie and wetlands

Other areas of the city

### Western area –

- Township property but property that falls under the Orderly Annexation Area agreement
- City reviews and issues permits in this district and Joint Planning Board oversees land use actions
- Area of potential future annexation
- Future land use map shows more intensive uses in this area (light industrial, mixed uses, etc) May be worth revisiting during the next Comp. Plan

### Northern area –

- Pleasant acres to the North and St. Wendell Township (no orderly annexation agreement exists)
- 320<sup>th</sup> Street borders most of the area and is a significant East-West roadway

### Eastern area –

- Township property but property that falls under the Orderly Annexation Area agreement
- City reviews and issues permits in this district and Joint Planning Board oversees land use actions
- Area of potential future annexation

### SE area –

- Bounded by I-94
- Property across i-94 in St. Joseph Township but could be future annexation areas. If we are to amend the Orderly Annexation Area property on this side likely may be part of future annexation – see Future Land Use map
- Wetlands and heavy vegetation exist on many of the parcels (e.g. Lake Sarah and Sisters of St. Benedict property)

**ATTACHMENTS:** Preliminary drafted ordinance  
Exhibit maps

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ESTABLISHING THE RR-1.5 RURAL RESIDENTIAL ONE AND ONE-HALF ACRE ZONING DISTRICT AND REQUIRING MUNICIPAL WATER SERVICE**

**Section 502.28. RR-1.5 – Rural Residential One and One-Half Acre District**

---

**Subd. 1. Intent and Authority.**

The RR-1.5 Rural Residential One and One-Half Acre District is established to allow limited rural residential subdivision development at reduced lot sizes, with a minimum lot area of one and one-half (1.5) acres, in specific areas approved by the City Council.

This district applies only to lands depicted on **Exhibit A**, which is incorporated by reference. Properties within the RR-1.5 District are intended to remain outside the City’s long-term urban growth area due to natural constraints, infrastructure limitations, or legally binding restrictions on municipal expansion.

All properties shall be served by municipal water. Individual Subsurface Sewage Treatment Systems (SSTS) are permitted in accordance with Minnesota Rules Chapter 7080, as amended.

While the RR-1.5 District allows higher residential density than traditional Rural Residential zoning, development shall remain limited in scale and intensity and shall be consistent with the City’s Comprehensive Plan, infrastructure capacity, and applicable state and local regulations.

**Subd. 2. Purpose.**

The RR-1.5 District is established to achieve the following purposes:

- a. To facilitate smaller-acreage residential subdivisions in limited areas of the City that abut Rural Residential zoning districts or are located at or near the City’s corporate boundaries, as identified on **Exhibit A**.
- b. To expand housing opportunities in areas that are serviceable by municipal water but it is not reasonably feasible to extend municipal sanitary sewer service.
- c. To provide a transitional land use pattern that maintains rural character while allowing compatibility with future urban development.

**Subd. 3(C). Rezoning Limitations and Threshold Criteria.**

## ORDINANCE 502 – ZONING ORDINANCE

Rezoning to the RR-1.5 Rural Residential One and One-Half Acre District is intended to be exceptional and severely limited in application and shall not be construed as a zoning district of general applicability. The burden of demonstrating compliance with the criteria below shall rest with the applicant.

### **A. Mapped Areas.**

Only properties identified on Exhibit A shall be eligible for rezoning to the RR-1.5 District provided all of the criteria below are satisfied.

No property shall be rezoned to the RR-1.5 District unless the City Council makes written findings that **all** of the following criteria are satisfied:

1. **Comprehensive Plan Consistency.**

The proposed rezoning is consistent with the City's adopted Comprehensive Plan, including land use designations, growth policies, and infrastructure planning, and does not undermine planned urban development or future orderly annexation objectives.

2. **Infrastructure Limitation Finding.**

It is not reasonably feasible to serve the property with municipal sanitary sewer service within the foreseeable planning horizon, as determined by the City Engineer, due to physical, environmental, or unusual cost constraints.

3. **No Premature Urbanization.**

The rezoning will not result in premature or inefficient urban development, nor create expectations for future extension of municipal sanitary sewer service.

4. **Edge Condition Requirement.**

The property is located at the edge of the City boundaries or is physically constrained by permanent features such as public parkland, water bodies, wetlands, transportation corridors, or other barriers that reasonably limit future municipal expansion.

5. **Compatibility with Adjacent Land Uses and Development.**

The proposed development pattern is compatible with surrounding land uses and zoning districts and provides a logical transition between rural and urban development forms. **If rezoned to RR 1.5 the property shall not be located adjacent to R-1 zoned districts where full sewer and water service is available and can be readily extended to service the property. The Council may also consider whether future development on adjacent property or properties would make it feasible to extend full sewer and water service to the subject property.**

6. **Developer-Initiated Rezoning Limitation.**

Rezoning to the RR-1.5 District shall not be approved solely for the purpose of increasing development yield, lot density, or marketability of land **or to avoid extending required city services such as water and sewer** absent the public purpose findings required by this Section.

7. **Subdivision Control.**

The rezoning shall not result in subdivision patterns that would impede future orderly redevelopment, infrastructure extension, or annexation should municipal sewer service become available.

## ORDINANCE 502 – ZONING ORDINANCE

### **Public Interest Determination.**

The rezoning serves a demonstrable public interest and does not primarily benefit a single property owner or development proposal at the expense of the City's long-term planning objectives.

### **8. Density Limitation.**

Rezoning and subsequent subdivision shall not result in the creation of more than thirty (30) single-family residential lots or encompass more than forty-five (45) acres of developed land, whichever is less.

### **9. Septic suitability.**

The property shall be evaluated by Stearns County Environmental Services in regards to septic design, location, soils, and other factors to determine if the proposed subdivision is compatible for septic systems.

### **10. Prior Rezoning Limitation (10-Year Look-Back).**

10. Prior Rezoning Limitation (10-Year Look-Back).

Property shall not be eligible for rezoning to the RR-1.5 District if it was included within the legal description of a tract that was rezoned to RR-1.5 within the preceding ten (10) years. This limitation applies regardless of whether the tract was subsequently subdivided, replatted, or otherwise reconfigured. The purpose of this provision is to prevent incremental, phased, or successive rezonings that would circumvent the intent and limitations of this Ordinance

### **Subd. 4. Permitted Principal Uses.**

The following principal uses are permitted within the RR-1.5 District:

- a. Single-family detached dwelling units.
- b. Public parks, recreational areas, environmental preserves, and wildlife or game refuges.

### **Subd. 5. Conditional Uses.**

The following uses are permitted only upon issuance of a Conditional Use Permit in accordance with this Ordinance:

- a. Short-term rentals, subject to the requirements of Section 505.13 of this Code

### **Subd. 6. Accessory Uses and Structures.**

The following accessory uses and structures are permitted within the RR-1.5 District:

#### **a. Detached Accessory Buildings, subject to the following standards:**

1. Accessory buildings in this district shall be exempt from the Accessory Buildings Ordinance in 502.12 Subd. 1

## ORDINANCE 502 – ZONING ORDINANCE

2. Detached accessory buildings shall comply with all applicable building and zoning codes, except as modified herein.
3. Exterior building materials, including siding and roofing, shall be as similar in appearance to the principal dwelling as possible.
4. No detached accessory building shall be constructed prior to the construction of the principal dwelling to which it is accessory. Detached accessory buildings shall not exceed twenty (20) feet in height.
5. Detached accessory buildings shall not be located over primary or secondary septic system locations.
6. Detached accessory buildings are allowed in the side or rear yards.
7. There is no maximum size requirement for detached accessory buildings.

b. Home occupations, subject to Section 502.16 of this Code.

c. Private swimming pools, subject to Section 502.12, Subdivision 4. In-ground pools may utilize an automatic pool cover in lieu of fencing where certified to comply with ASTM F1346-91, or successor standards. Pools shall not be located over primary or secondary septic system locations.

d. Private sports courts, including but not limited to tennis or basketball courts, provided such courts are not located over primary or secondary septic system locations and at least (10) feet off adjacent lot lines.

e. Personal amateur radio, television, and satellite dish antennas.

### **Subd. 7. Minimum Lot Area.**

The minimum lot area within the RR-1.5 District shall be **one and one-half (1.5) acres**, or **65,340 square feet**.

### **Subd. 8. Yard and Setback Requirements for Principal structure.**

#### **a. Front Yard.**

Minimum front yard setback shall be thirty (30) feet, except where existing development on the same side of the street establishes a different prevailing setback, in which case the setback shall be consistent with the established building line.

#### **b. Side Yard.**

Minimum side yard setback shall be fifteen (15) feet. On corner lots, the side yard abutting a public street shall be not less than thirty (30) feet.

#### **c. Rear Yard.**

Minimum rear yard setback shall be thirty (30) feet.

#### **d. Accessory Structures.**

Detached accessory structures shall be set back a minimum of ten (10) feet from side and rear lot

## ORDINANCE 502 – ZONING ORDINANCE

lines. On corner lots, accessory structures shall be set back a minimum of twenty (20) feet from the side lot line abutting a public street.

### **Subd. 9. Height Limitations.**

Principal buildings, , shall not exceed forty (40) feet in height.

### **Subd. 10. Lot Coverage.**

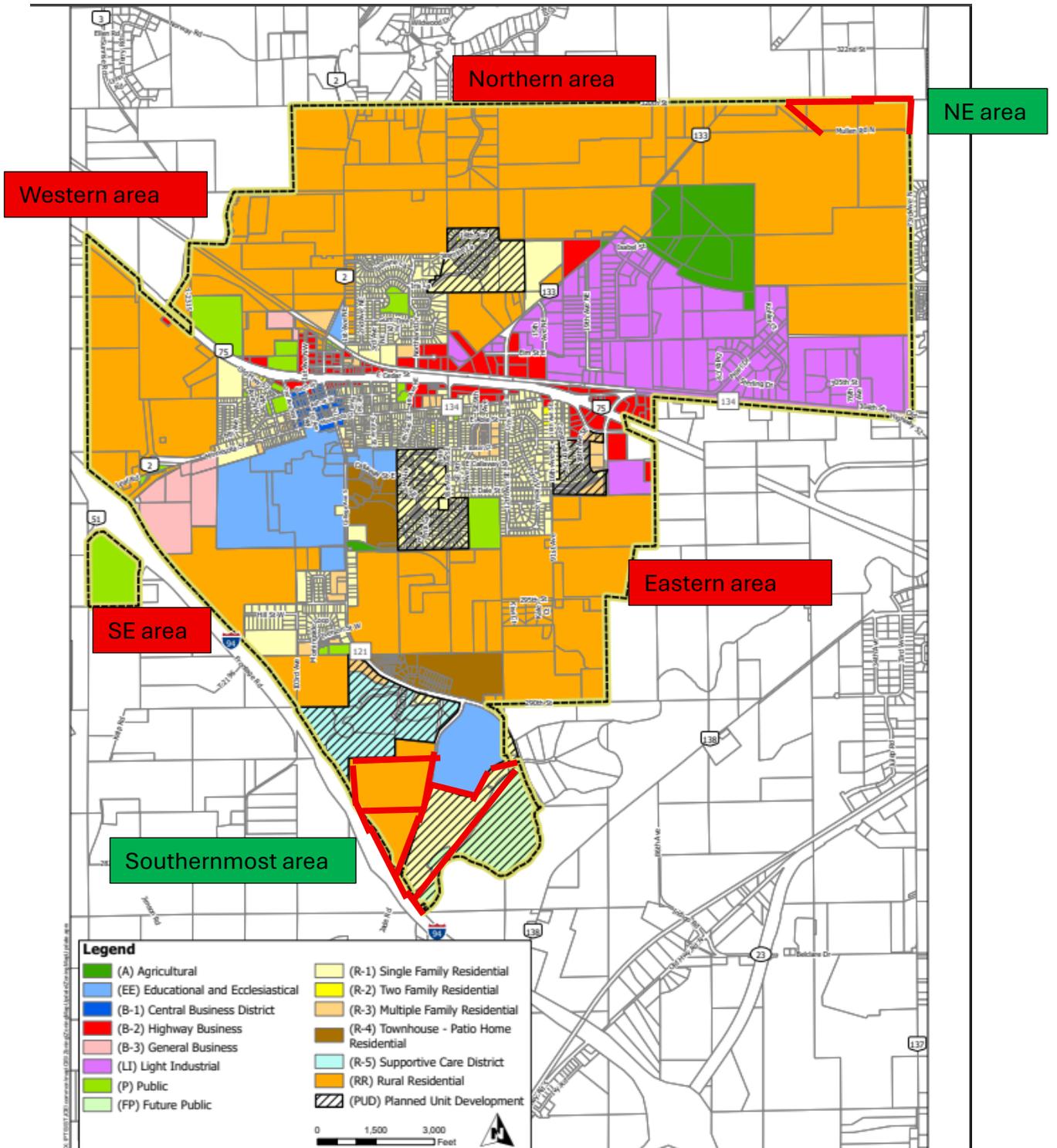
No structure or combination of structures shall occupy more than **thirty percent (30%)** of the total lot area.

### **EXHIBIT A**

*(RR-1.5 District Map – Incorporated by Reference)*

### **EXHIBIT A**

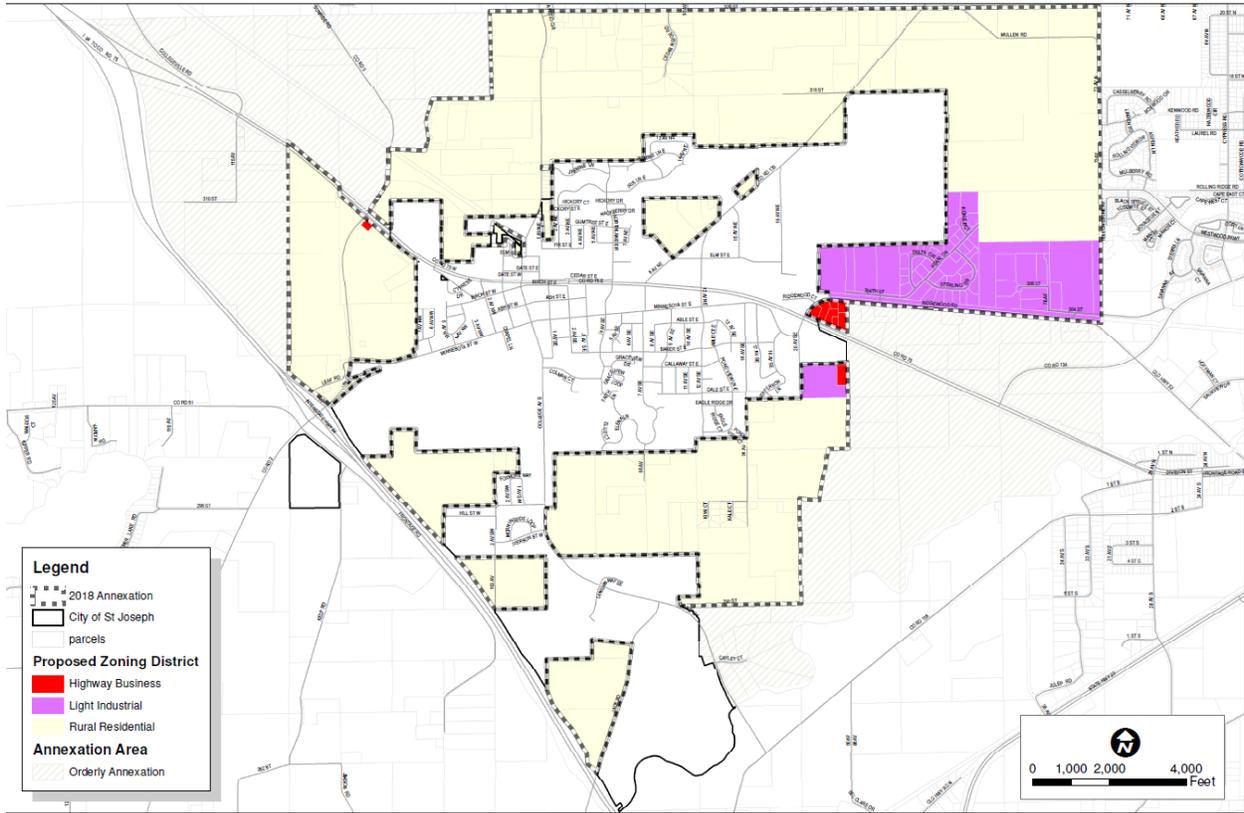
ORDINANCE 502 – ZONING ORDINANCE



Potential areas where this district could apply are outlined in red

ORDERLY ANNEXATION AREAS MAP

# ORDINANCE 502 – ZONING ORDINANCE



# ORDINANCE 502 – ZONING ORDINANCE

