



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL

CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR

FROM: KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNING COMMISSION SUMMARY – FINAL PLAT OF STIENESSEN ADDITION

DATE: 7/25/2024

Planning Commission Summary

The Planning Commission heard the above final plat request at their July 24th, 2024 meeting. The applicant, Ben Stienessen, is requesting the approval of the final plat of Stienessen Addition, consisting of 3 lots and public right of way for 15th Street SW on 4.1 acres in the Le Sueur County R1 – Urban/Rural Residential Zoning District.

During the Planning Commission meeting, no public comment was received and only the applicant was present in the audience.

The Planning Commission recommended approval of the final plat request on a unanimous vote (4-0) based on the findings listed in the staff report (and attached resolution which approves the final plat).

Staff Recommendation

Staff recommends approval of the attached resolution “...Granting Approval of the Final Plat of Stienessen Addition...”.

RESOLUTION #24-08-05-02

**RESOLUTION OF THE NEW PRAGUE CITY COUNCIL
GRANTING APPROVAL OF THE FINAL PLAT OF STIENESSEN
ADDITION CONSISTING OF THREE LOTS ON 4.1 ACRES,
LANESBURGH TOWNSHIP, MINNESOTA**

WHEREAS, Benjamin Stienessen, owner of the following real estate in the County of LeSueur to wit:

Beginning at a point on the South line of Section 4, Township 112, Range 23, said point being 603.42 feet West of the Southeast corner of said Section 4 and also being the Southwest corner of Maplewood Subdivision of said Section 4; thence North 01 degrees 36 minutes East on the West line of said Subdivision, 633 feet to the Northwest corner of Lot 12, of said Maplewood Subdivision; thence West 158.00 feet; thence South 01 degrees 36 minutes West 324.93 feet; thence West 253.00 feet; thence South 01 degrees 31 minutes West, 308.07 feet; thence East 411 feet to the point of beginning; All lying and being in the Southeast Quarter of the Southeast Quarter of Section 4, Township 112, Range 23, LeSueur County, Minnesota.

is requesting final plat approval of Stienessen Addition, consisting of three lots on 4.1 acres, which is located on the above real estate; and,

WHEREAS, the New Prague Planning Commission has completed a review of the Preliminary Plat with a required public hearing on June 26th, 2024 and the City Council approved the Preliminary Plat on July 1, 2024; and,

WHEREAS, the New Prague Planning Commission has completed a review of the Final Plat application on July 24th, 2024 and made a report pertaining to said request, a copy of said report has been presented to the City Council with a recommendation of approval on a unanimous (4-0) vote subject to conditions and findings contained in said meeting minutes; and,

WHEREAS, the New Prague City Council finds:

1. The plat complies with the purpose and intent of the New Prague Subdivision Ordinance.

NOW, THEREFORE BE IT RESOLVED, by the City Council of New Prague, MN, that the Final Plat of Stienessen Addition consisting of three lots on 4.1 acres is hereby **approved** with the following conditions:

1. Approval is granted in general accordance with the Final Plat submittal dated 7/2/2024 on file with the New Prague Planning Department.
2. The final plat must be recorded within 90 days of the date of the City Council granting approval per Chapter 051 (E) of the Subdivision Ordinance.
3. Final Approval is subject to all requirements of the City Attorney including review and approval of the Title Commitment.
4. City Park Land Dedication (including a future trail segment along 15th Street SW), Saw and Seal Fee, Sidewalk Fee and Emergency Warning Siren Fee and city utility area charges and connection fees are being delayed until the time at which the property is annexed to the City and at the rates applicable at that time.
5. No new driveway access to 15th Street SW will be permitted as it is a future major collector road.

This Final Plat shall become effective immediately upon its passage and without publication.

Passed this 5th day of August, 2024.

Duane J. Jirik, Mayor

State of Minnesota)
)ss. (CORPORATE ACKNOWLEDGMENT)
County of Scott & Le Sueur)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2024.

Notary Public

ATTEST: _____
Joshua M. Tetzlaff, City Administrator

State of Minnesota)
)ss. (CORPORATE ACKNOWLEDGMENT)
County of Scott & Le Sueur)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2024.

Notary Public

THIS INSTRUMENT DRAFTED BY:
Kenneth D. Ondich
City of New Prague
118 Central Ave. N.
New Prague, MN 56071
(952) 758-4401



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: PLANNING COMMISSION
FROM: KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: REQUEST FOR FINAL PLAT REVIEW OF STIENESSEN ADDITION
CONSISTING OF 3 LOTS ON 4.1 ACRES IN THE LE SUEUR COUNTY R1,
URBAN/RURAL RESIDENTIAL ZONING DISTRICT, AS PROPOSED BY
BEN STIENESSEN, APPLICANT.
DATE: 7/16/24

Background / History

Ben Stienessen submitted an application for a final plat of Stienessen Addition. The plat would consist of three lots on 4.1 acres in the Le Sueur County R1 Urban/Rural Residential Zoning District. Mr. Stienessen is the current owner of the property which contains one residential home and one outbuilding. The plat would create two additional lots that would be sold off for home construction.

At the Planning Commission meeting on June 26th, the Preliminary Plat public hearing was held with one public comment received regarding if proposed Lot 3 was going to be separate from the existing rental home and it was noted that Lot 3 contains the existing rental home.

The City Council approved the Preliminary Plat at their meeting on July 1st with the following finding and conditions:

1. The plat complies with the purpose and intent of the New Prague Subdivision Ordinance.

And with the following conditions:

1. Approval is granted in general accordance with the Preliminary Plat submittal dated 6/2/2024 on file with the New Prague Planning Department.
2. The Preliminary Plat is issued for a permit of twelve (12) months and shall become null and void without further action from the Planning Commission or City Council unless the final plat is filed within twelve (12) months of the City Council granting Preliminary Plat approval.
3. Preliminary Approval is subject to all requirements of the City Attorney including review and approval of the Title Commitment.

4. Approval is subject to all requirements of LeSueur County Planning and Zoning and Environmental Services Departments, including approval of lot size variances for proposed Lots 1 & 2.
5. A Wetlands Conservation Act “Certificate of No Loss or Exemption” must be filed prior to the final plat approval.
6. City Park Land Dedication (including a future trail segment along 15th Street SW), Saw and Seal Fee, Sidewalk Fee and Emergency Warning Siren Fee and city utility area charges and connection fees are being delayed until the time at which the property is annexed to the City and at the rates applicable at that time.
7. No new driveway access to 15th Street SW will be permitted as it is a future major collector road.

As noted previously, while the land being platted is located outside of the City Limits, the City has the platting authority to review the plat because the City originally extended its extraterritorial subdivision authority via a resolution on November 17, 1997 (recorded as LeSueur County Document #262723) which was updated via resolution by the City on 12/21/2020 (recorded as Le Sueur County Document #433458). These resolutions and extension of the subdivision ordinance were adopted so that the City can regulate growth of areas within 2 miles of the City Limits where the City may eventually annex and develop into the future. These resolutions only provide the City with the subdivision review authority, whereas all other land use authority for zoning and permits are retained by LeSueur County.

LeSueur County approved variances related to minimum lot size for proposed Lots 1 & 2 on June 20th, 2024.

Legal Description

Beginning at a point on the South line of Section 4, Township 112, Range 23, said point being 603.42 feet West of the Southeast corner of said Section 4 and also being the Southwest corner of Maplewood Subdivision of said Section 4; thence North 01 degrees 36 minutes East on the West line of said Subdivision, 633 feet to the Northwest corner of Lot 12, of said Maplewood Subdivision; thence West 158.00 feet; thence South 01 degrees 36 minutes West 324.93 feet; thence West 253.00 feet; thence South 01 degrees 31 minutes West, 308.07 feet; thence East 411 feet to the point of beginning; All lying and being in the Southeast Quarter of the Southeast Quarter of Section 4, Township 112, Range 23, LeSueur County, Minnesota.

Zoning / Lot Size / Setbacks / Easements

The property is zoned by LeSueur County as R1 Urban/Rural Residential which has minimum lot size requirements as follows:

- 40,000 sq. ft. minimum lot area
- 150’ lot width at the setback line
- 260’ minimum lot depth

As noted earlier, LeSueur County approved variances related to minimum size for proposed Lots 1 & 2 on June 20th, 2024.

Wetland Conservation Act

The City is not the Local Government Unit (LGU) for the WCA in this area. Le Sueur County SWCD is the review authority in this area outside of City Limits.

While the National Wetlands Inventory does not show any wetlands on the site, Le Sueur County Environmental Resources Specialist Holly Buschman has noted that before they issue any construction permits, they will require a wetland delineation, but that the delineation can occur after the plat is filed.

City Attorney Comments

Scott Riggs, City Attorney, was provided a copy of the preliminary plat, final plat and title commitment but had not yet provided comments at the time of writing this report.

Staff Recommendation

Staff recommends that the Planning Commission approve the final plat of Stienessen Addition with the following findings:

1. The plat complies with the purpose and intent of the New Prague Subdivision Ordinance.

And with the following conditions:

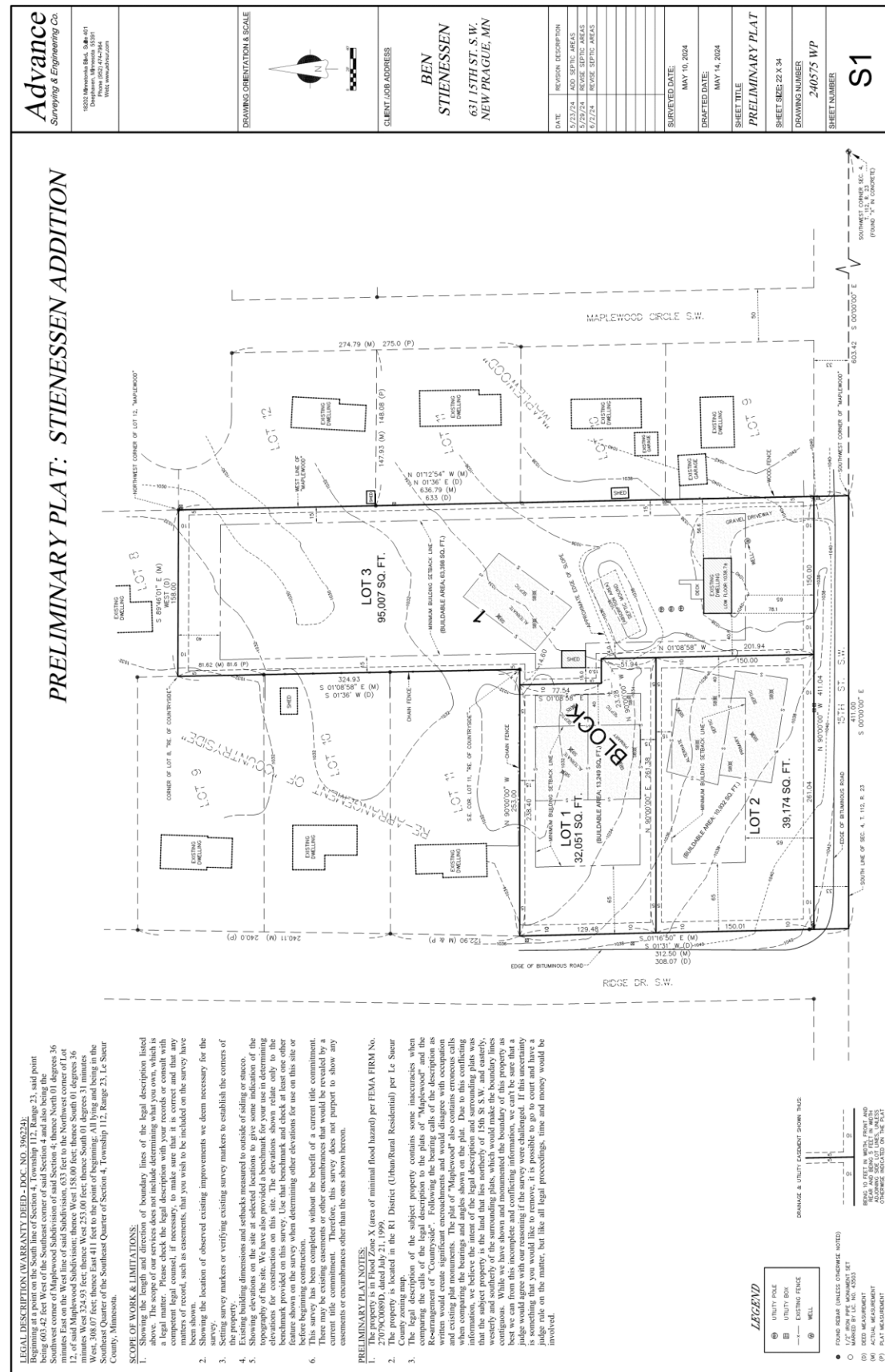
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ATTACHMENTS

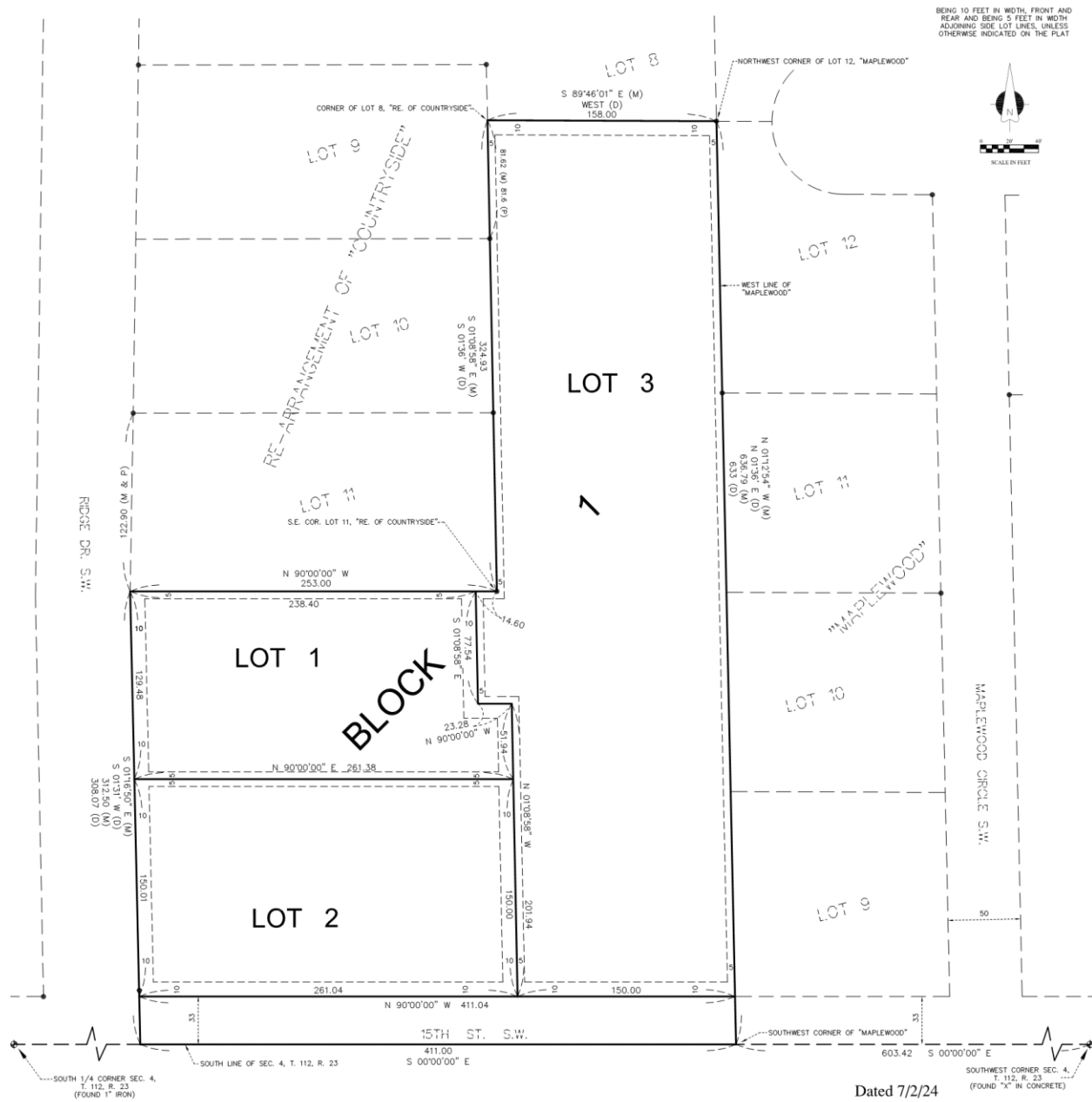
1. Site Map Aerial – Dated 6/10/24
2. Site Map Aerial Detail – Dated 6/10/24
3. Preliminary Plat Drawing – Dated 6/2/24
4. Final Plat Drawing – Dated 7/2/24
5. Google Street View Photos – Dated June 2023







Stienessen Addition- Final Plat
7/24/24 Planning Commission Meeting
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Google Street View looking south from 15th Street SW looking to the NW.



Google Street View looking NE from intersection of 15th Street SW and Ridge Drive SW.



Looking East from Ridge Drive SW at area for the two new created lots.



Looking SE from Ridge Drive SW - two new lots on the left side of the photo.