

AGENDA

SARTELL PLANNING COMMISSION SARTELL CITY HALL MONDAY, APRIL 6, 2020 6:30 P.M.

Members of the Sartell Planning Commission will participate in the April 6, 2020 Planning Commission meeting by videoconference rather than by being personally present at the Commission's regular meeting place at Sartell City Hall, 125 Pinecone Road North, Sartell, MN.

Members of the public who desire to give input regarding an item on this agenda may do so no later than 3:00 PM on April 6, 2020 by contacting Mary Degiovanni at mary@sartellmn.com or 320-253-7309. The meeting can also be viewed live via the City's Facebook page.

- 1) AGENDA REVIEW AND ADOPTION
- 2) APPROVAL OF MINUTES OF PREVIOUS MEETING
 - A. REGULAR MEETING MARCH 2, 2020
- 3) NEW BUSINESS
 - A. DAYBREAK VARIANCES, PRELIMINARY & FINAL PLAT
 - B. ZONING ORDINANCE AMENDMENTS
- 4) OLD BUSINESS
- 5) OTHER BUSINESS
 - A. PROJECT UPDATES
 - B. OPEN DISCUSSION
- 6) ADJOURN

FOR THOSE REQUIRING SPECIAL ASSISTANCE, PLEASE CONTACT CITY HALL AT 253-2171

**Sartell Planning Commission
Meeting Minutes
March 2, 2020**

Pursuant to due call and notice thereof, a Planning Commission meeting was held on March 2, 2020, at 6:30 p.m. at Sartell City Hall.

MEMBERS PRESENT: Nate Crowe, Joseph Foster, Kelly Mager, David Wall, Ben Drewes

MEMBERS ABSENT: None

OTHERS PRESENT: Mary Degiovanni, City Administrator
Ashley Kaisershot, Sourcewell Planning Consultants

Mager called the meeting to order at 6:30 p.m.

AGENDA REVIEW AND ADOPTION

A motion was made by Crowe and seconded by Foster to approve the agenda with Project Updates moved to the top of the agenda to accommodate the City Attorney's schedule. The motion carried unanimously.

APPROVAL OF FEBRUARY 3, 2020 MEETING MINUTES

A motion was made by Drewes and seconded by Mager to approve the minutes of February 3, 2020. The motion carried unanimously.

PROJECT UPDATES

City Attorney Adam Ripple updated the Commission on the City-Township efforts to develop an improved Township Zoning Ordinance and Joint Planning Board administration process.

NEW BUSINESS

A. CENTER FOR PAIN MANAGEMENT

Staff outlined the variance request. Commission worked through findings and found the request supportable. A motion was made by Crowe and seconded by Mager to adopt the Resolution Recommending Variance Approval with the Commission's findings included. The motion carried unanimously.

OLD BUSINESS

A. NEIGHBORHOOD ENGAGEMENT

Commission discussed ideas and options and agreed staff should come back with expanded survey ideas for future Community Conversations (instead of just focus on parks) and a plan for potentially combining Commission and Council in neighborhood meetings instead of each group doing their own. Staff will also look at how large a neighborhood area was invited before and a revised notice that would ensure the neighborhood understands who will be there representing the City at these meetings so it's clearly about more than parks.

ADJOURN

Upon motion made by Foster and seconded by Drewes, the meeting adjourned at 7:35 pm.

Minutes by:

Mary Degiovanni, City Administrator

SARTELL

PLANNING COMMISSION

AGENDA

COVER MEMO

Originating Department: Planning and Community Development	Meeting Date: April 6, 2020	Agenda Item No. 3a
Agenda Section: New Business	Item: Daybreak – Preliminary/Final Plat and Variances	

Daybreak, LLC is platting just 3 additional single family lots in an area that was outlotted as a part of the Sandstone Village plat years ago and is finally proceeding to develop. Attached location map shows the area, and their surveyor shows the proposed unbuilt right of way the City proposes to vacate so this can be a short, private access extension – the option we think is most efficient and effective to serve only 3 lots.

The City is proposing the right of way vacation, subject to reservation of easements on the final plat. That does not require Planning Commission action. But applicant is seeking plat approval in a unique area that also requires a number of variances in addition to plat approval.

PARCEL INFORMATION

Property Description: Outlot A, Sandstone Village
“Subject Property”

Applicant: Daybreak, LLC
“Applicant”

The development will be large, single family lots but much of each lot’s area is unbuildable in order to preserve and protect the area wetlands. Similarly, the right of way previously dedicated to extend 20th Avenue South was never planned as a through street in this wetland area but only to serve potential additional lots. With only 3 single family lots proposed for the additional area, the City recommends those be accessed via private road extension.

DAYBREAK VARIANCES

The recommended private road extension drives the variance requests from the 50’ public street front requirement. The 75’ average lot width at building setback requirement is City recommended due to conflicting provisions we have in our own zoning and subdivision ordinances that create confusion around this. The wetlands drive the variance request for the home on Lot 1 to have a 25 foot front setback vs the traditional 30’.

VARIANCE FINDINGS

Staff finds that all 3 of these variance requests meet the 3 factor test for practical difficulties –

1. The requests are reasonable as they will allow the low density addition of 3 more homes in this development on large lots with lots of open area;
2. The requests are due to the unique nature of this area created by the wetlands; and

3. The granted variances will not alter the essential character of the neighborhood – in fact, the planned private access road with just 3 homes being platted fits well with this single family neighborhood.

The variances requested are also in harmony with the purposes and intent of the ordinance and consistent with the Comprehensive Plan:

4. The City's ordinances protect wetland areas and the purpose and intent of the requested variances are to allow or low density residential development while maintaining appropriate wetland buffers.

5. The Comprehensive Plan encourages orderly development and infill of an area long contemplated for additional lots while creating and preserving high quality residential development.

PLAT OF DAYBREAK

The proposed lots will conform with the minimum lot sizes and other requirements of the R-1 zoning district, except as specifically requested with the variances outlined. The 3 lots will be accessed via a 24 foot wide private street identified as "Outlot A" in the attached plat. Outlot B as shown on the plat is almost entirely wetland so not being platted as a buildable lot. All 3 lots will be served by City water and sewer, and the neighborhood already has improved parkland right next to this plat so cash in lieu is being required for the 3 lots in the plat.

PLAT FINDINGS

1. The proposed preliminary and final plat conform to the requirements outlined in City Code and the applicable zoning district regulations of R-1 single family residential.
2. That single family homes (R-1 zoning) is compatible with the surrounding uses.
3. The proposed subdivision is consistent with the City of Sartell's Comprehensive Plan and is compatible with adjoining lands.
4. The preliminary and final plats will be subject to staff review and comments, as well as a final Development Agreement which will include a requirement for a maintenance agreement on the private access road.

ATTACHMENTS

1. Location map
2. Preliminary Plat
3. Final Plat

ACTIONS REQUESTED

Motion to recommend approval of Preliminary and Final Plat.

Motion to adopt Resolution Recommending Variances.

**SARTELL PLANNING COMMISSION
RESOLUTION #2020-05**

A RESOLUTION RECOMMENDING VARIANCES

WHEREAS, Daybreak, LLC, has requested the following variances:

1. Variance request from the 50' public street front requirement for all lots in the plat of Daybreak to require no public street frontage and 20' minimum frontage on the proposed private street.
2. Variance request from the 75' average lot width at building setback to allow the lot width as shown on final plat of Lot 2, Block 1, Daybreak.
3. Variance request from the 30' front yard setback to a 25' front yard setback on Lot 1, Block 1, Daybreak.

All three impacted parcels hereafter referred to as "Subject Property"; and

WHEREAS, the Planning Commission considered the variance request at their April 6, 2020 meeting;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SARTELL as follows:

1. That the Subject Property meets the threshold for granting of all 3 variances based upon the following findings:
 - a. The requests are reasonable as they will allow the low density addition of 3 more homes in this development on large lots with lots of open area;
 - b. The requests are due to the unique nature of this area created by the wetlands; and
 - c. The granted variances will not alter the essential character of the neighborhood – in fact, the planned private access road with just 3 homes being platted fits well with this single family neighborhood.
 - d. The variances requested are also in harmony with the purposes and intent of the ordinance and consistent with the Comprehensive Plan because the City's ordinances protect wetland areas and the purpose and intent of the requested variances are to allow or low density residential development while maintaining appropriate wetland buffers and the Comprehensive Plan encourages orderly development and infill of an area long contemplated for additional lots while creating and preserving high quality residential development.

2. That the Planning Commission hereby recommends the City Council approve the variances as outlined herein.

Whereupon said resolution was declared duly passed and adopted by the Sartell Planning Commission this 6th day of April, 2020.

SARTELL PLANNING COMMISSION

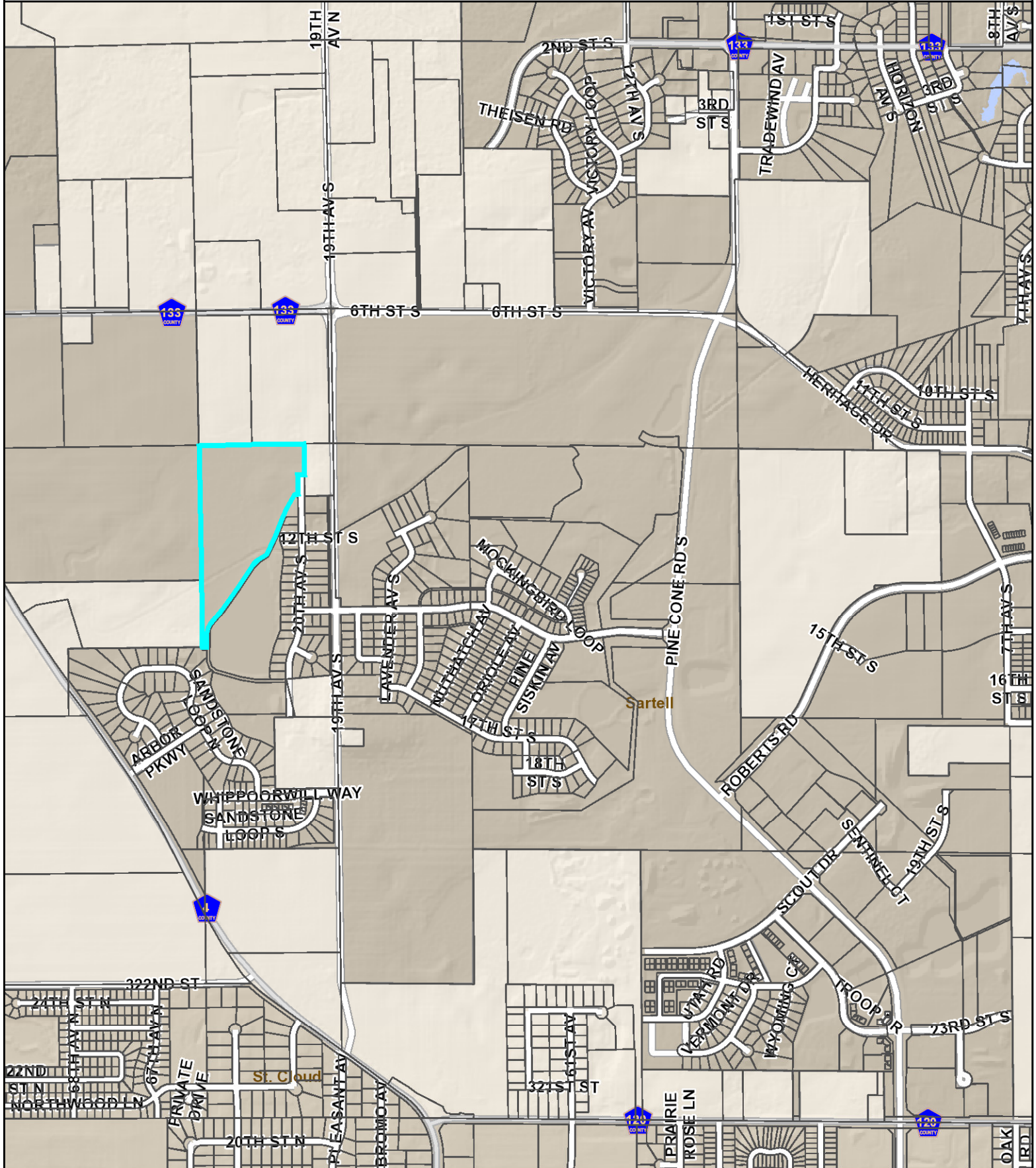
By: _____
Its Chairperson

ATTEST:

Sartell City Administrator

SEAL

Daybreak Location



0 320 640 1,280
Feet



Data is as represented in Stearns County Databases. It is NOT Intended for Locational Use and Stearns County waives all liability from this product.

This map is made available on an "as is" basis, without express or implied warranty of any sort including, specifically, any implied warranties of fitness for a particular purpose, warranties of merchantability or warranties relating to the accuracy or completeness of the database(s).

Auditor/Treasurer
Division of Land Management
March 24, 2020



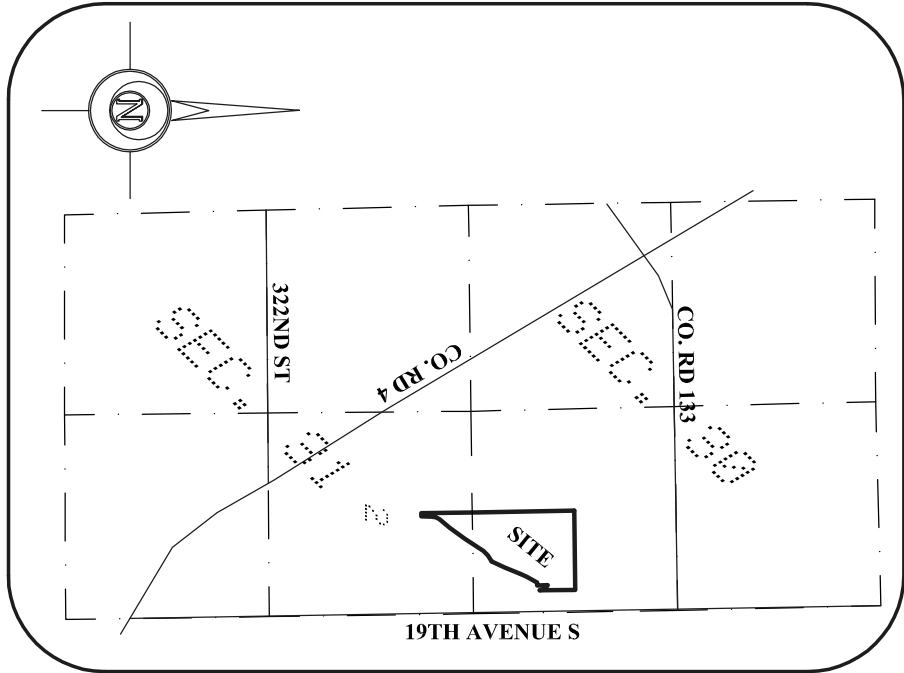
PRELIMINARY PLAT OF: DAYBREAK

LEGAL DESCRIPTION

EL/4 CORNER OF
SEC. 30 T12S R28

N 00°55'27" W 1329.82

VICINITY MAP
NOT TO SCALE
SECTIONS 30&31-12S-28



197TH

N 00°55'27" W 1329.82

AVENUE

SE CORNER OF
SEC. 30 T12S R28

Outlot A, SANDSTONE VILLAGE, according to the recorded plat thereof, Stearns County, Minnesota;
AND
That part of 20th Avenue South, as dedicated in SANDSTONE VILLAGE, according to the recorded plat thereof, Stearns County, Minnesota, lying north of the following described line:
Commencing at the northeast corner of T1 of 1, Block 2, said SANDSTONE VILLAGE; thence on an assigned bearing of North 00 degrees 55 minutes 27 seconds West, along the west right of way line of said 20th Avenue South 222.28 feet to the northeast corner of a dedicated Park, and the point of beginning of the line to be described, thence North 89 degrees 04 minutes 33 seconds East, perpendicular to the last described course, 60.00 feet to the east right of way line of said 20th Avenue South, and said line thence terminating.

PLAT NOTES

-Property Owner: Daybreak, LLC
28 11th Avenue S, Suite 101
St. Cloud, MN 56301

Contact Person: David Wersheley (320-230-9909)

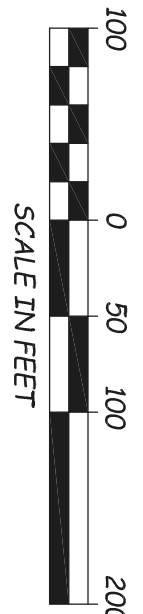
- Total plat area = 27.84 Acres +/-
- Existing zoning is R-1 (Single Family Residential)
- Entire property is located in Zone "X" per FIRM map number 2714SC0626C, effective date of February 16, 2012, which is an area determined to be outside the 0.2% annual chance floodplain 3 lots and 2 outlots
- minimum lot size = 2.34 +/- Acres
- maximum lot size = 10.41 +/- Acres
- average lot size = 5.65 +/- Acres

PROPOSED SETBACKS:
Front = 23 feet from ROW
Side = 10 feet
Rear = 40 feet
Wetland = 40 feet

Legend

- INDICATES IRON MONUMENT PLACED
- INDICATES IRON MONUMENT FOUND
- INDICATES STEARNS COUNTY CAST IRON MONUMENT
- INDICATES WETLAND BOUNDARY PER SANDSTONE VILLAGE PLAT
- INDICATES BUILDING SETBACK LINE
- INDICATES ROADWAY TO BE VACATED (TO BE DEDICATED AS DRAINAGE & UTILITY EASEMENT)
- INDICATES AREA OF WETLAND TO BE FILLED
- SN — INDICATES SANITARY SEWER LINE
- I — INDICATES UNDERGROUND WATER
- INDICATES HYDRANT
- INDICATES WATER VALVE
- INDICATES CABLE PEDESTAL
- INDICATES ELECTRIC PEDESTAL
- INDICATES SANITARY MANHOLE

DRAINAGE AND UTILITY EASEMENTS
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN
THUS, BEING 6 FEET IN WIDTH ADJOINING LOT LINES,
UNLESS OTHERWISE SHOWN.



JOB NO: 2015-063
FILE NAME: 2015-63pp.DWG
LOCATION: 30-12S-28

PRELIMINARY PLAT PREPARED FOR:

DAYBREAK LLC

NOTE: THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY WHO DEVELOPS AND MAKES THE DRAWINGS UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

340 CHAPEL HILL RD.
COLD SPRING MN 56320
PH. 320-685-5905
FAX 320-685-3056

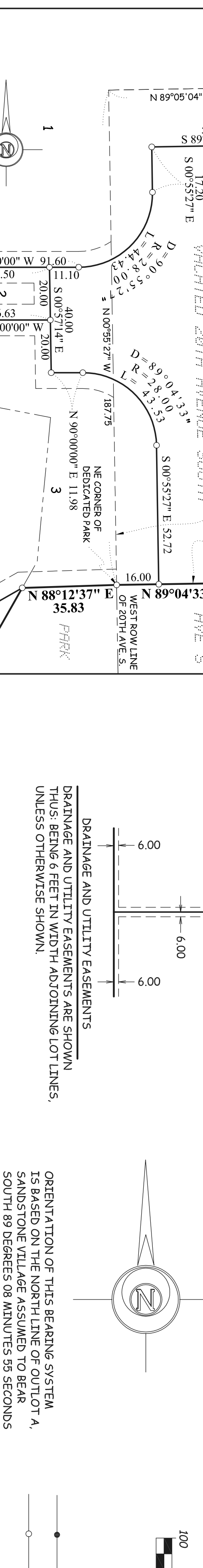
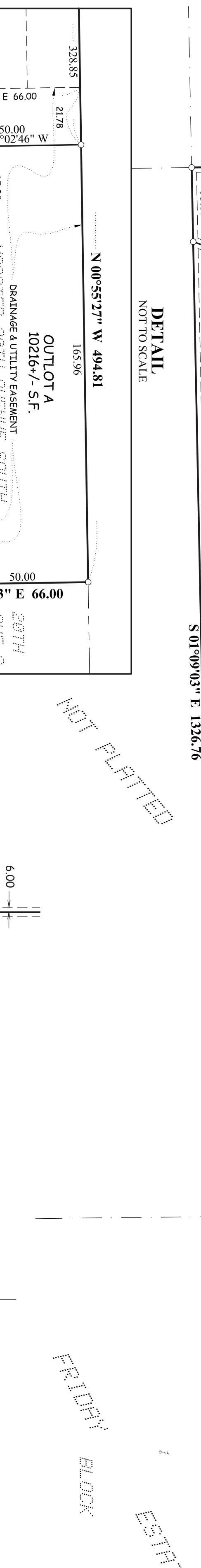
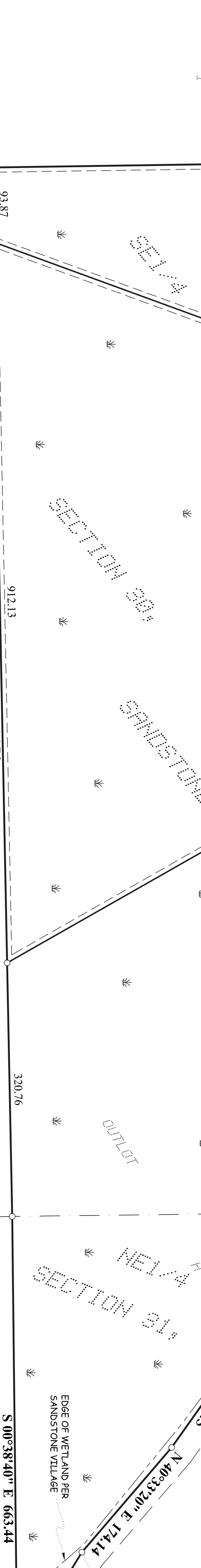
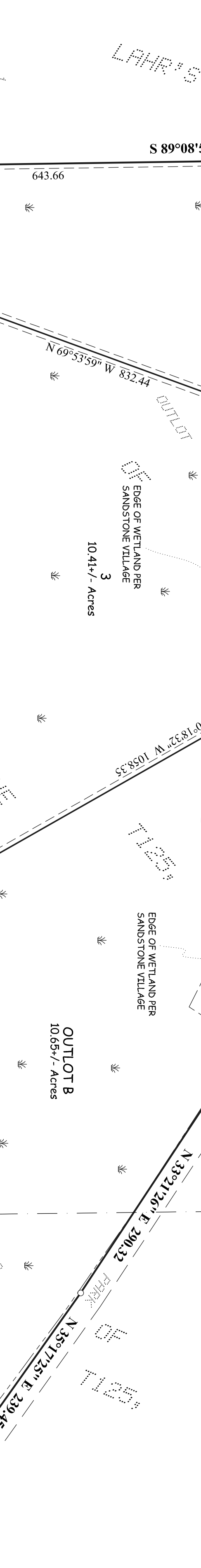
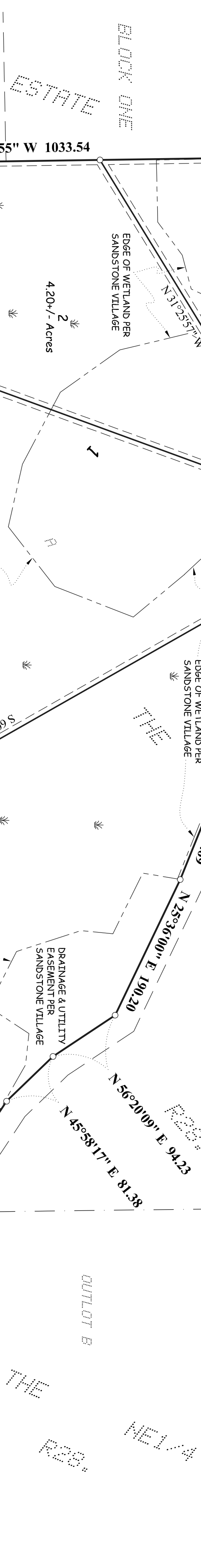
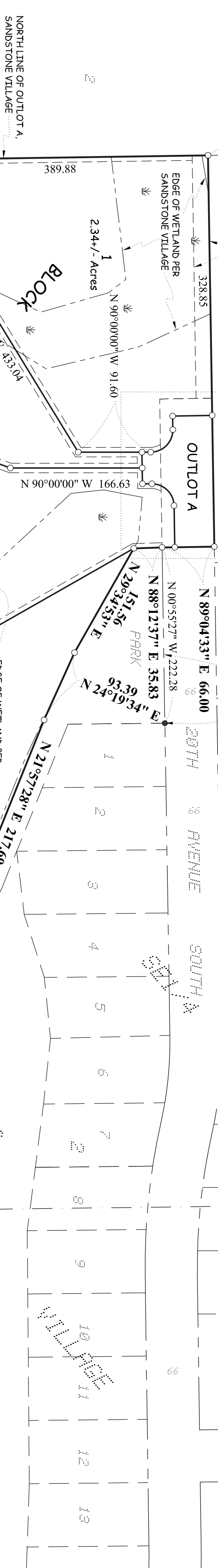
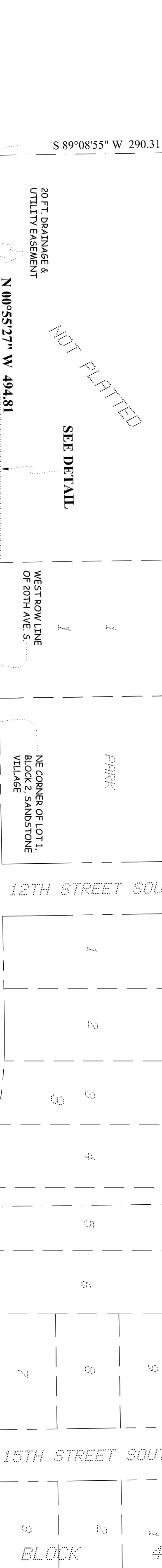
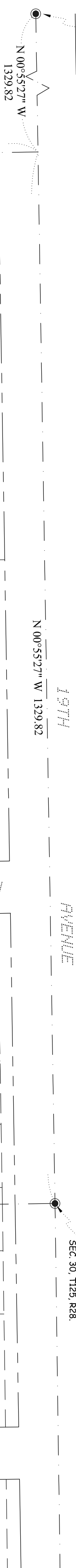
PRELIMINARY PLAT PREPARED BY:
O'MALLEY & KRON
LAND SURVEYORS, INC.

1004 2nd ST. SE
WILLMAR MN 56201
PH. 320-236-4012
FAX 320-685-3056

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DANIEL M. KRON
MINNESOTA REGISTRATION NO. 42621
DATE: 03-13-2020

DAYBREAK

SE/4 CORNER OF
SEC. 30, T2S, R2E.



KNOW ALL PERSONS BY THESE PRESENTS, That Daybreak LLC, a limited liability company under the laws of Minnesota, owner of the following described property, situated in the City of Sartell, County of Stearns, State of Minnesota, described as follows (to-wit):

Outlot A, SANDSTONE VILLAGE, according to the recorded plat thereof, Stearns County, Minnesota;

AND

That part of 20th Avenue South, as dedicated in SANDSTONE VILLAGE, according to the recorded plat thereof, Stearns County, Minnesota, lying north of the following described line:
Commencing at the northeast corner of Lot 1, Block 2, said SANDSTONE VILLAGE; thence on an assigned bearing of North 00 degrees 55 minutes 27 seconds West, along the west right of way line of said 20th Avenue South 222.28 feet to the northeast corner of a dedicated Park, and the point of beginning of the line to be described; thence North 89 degrees 04 minutes 33 seconds East, perpendicular to the last described course, 66.00 feet to the east right of way line of said 20th Avenue South, and said line there terminating.

have caused the same to be surveyed and platted as DAYBREAK and does hereby donate and dedicate to the public for public use forever the drainage and utility easements as created by this plat.

In witness whereof said Daybreak LLC, a limited liability company under the laws of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

By: David R. Werschay, Chief Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by David R. Werschay, Chief Manager of Daybreak LLC, a limited liability company under the laws of Minnesota.

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

I, Daniel M. Kron, hereby certify that I have surveyed and platted the property described on this plat as DAYBREAK, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands (as defined in MN Statute 505.01 subd.3) or public ways to be designated other than shown.

Daniel M. Kron, Professional Land Surveyor
Minnesota Registration No. 42621
STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Daniel M. Kron, Professional Land Surveyor, Minnesota Registration No. 42621.

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

This plat of DAYBREAK was approved and accepted by the City of Sartell, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____.

Mayor _____ Administrator _____

This plat was examined by me and recommended for approval on the _____ day of _____, 20____.

Stearns County Surveyor,
Minnesota Registration No. _____

I hereby certify that the taxes on the land described hereon are paid for the year 20____, and all years prior to the year 20____ and transfer entered. Date _____

Stearns County Auditor/Treasurer

Deputy Auditor/Treasurer

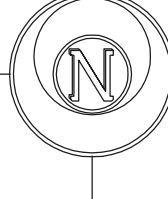
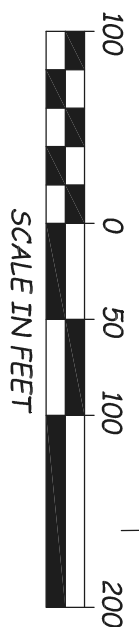
Tax Parcel Number _____

I hereby certify that this instrument was filed for record in the Office of the County Recorder in and for Stearns County, Minnesota on this _____ day of _____, 20____, at _____ o'clock _____ M. as Document No. _____; in plat cabinet _____ No. _____.

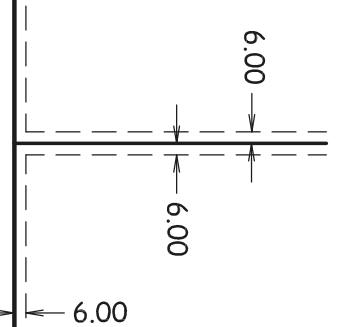
Stearns County Recorder _____ Deputy Recorder _____

Legend

- INDICATES IRON MONUMENT FOUND
- INDICATES IRON MONUMENT PLACED WITH REGISTRATION NO. 42621 INSERTED THEREIN
- INDICATES STEARNS COUNTY CAST IRON MONUMENT

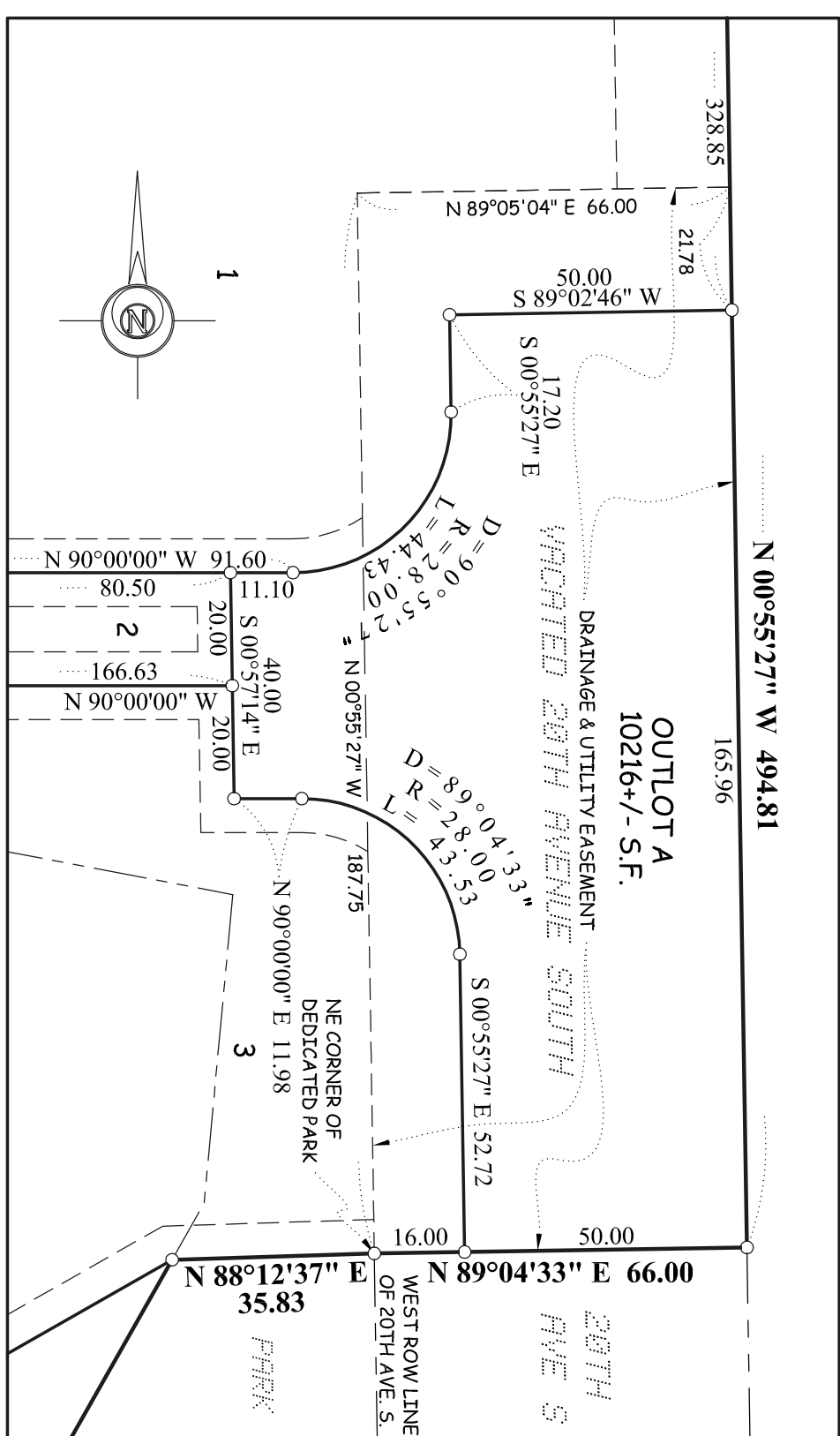


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS, BEING 6 FEET IN WIDTH ADJOINING LOT LINES, UNLESS OTHERWISE SHOWN.



DETAIL

NOT TO SCALE



SARTELL PLANNING COMMISSION

AGENDA COVER MEMO

Originating Department: Planning and Community Development	Meeting Date: April 6, 2020	Agenda Item No. 3B
Agenda Section: New Business	Item: Zoning Ordinance Amendments	

RECOMMENDATION: Staff recommends approval of zoning ordinance amendments, subject to final review currently underway by City Attorney.

BACKGROUND: We continue our review of zoning ordinance for corrections, but also have zoning inquiries that result in our desire to consider revisions to current code provisions. Attached are a number of proposed revisions for Planning Commission discussion and recommendation.

ACTION REQUESTED

Motion to recommend approval of attached Zoning Ordinance Amendments

ORDINANCE NO. _____

An Ordinance Amending Title 10 of the Sartell City Code

The City Council of the City of Sartell ordains:

Section 1: Section 10-2-2 Rules and Definitions for the term “Height” shall be amended to read as follows:

HEIGHT: The vertical distance measured from the **entry grade to the peak of the building.**
~~highest point of the peak, excluding decorative embellishments, to the grade of the adjacent street or the surface grade beneath the structure/building whichever is less.~~

Section 2: Section 10-5A-5 Subsection F of the Agricultural District is hereby amended as follows:

F. Height: Maximum height of buildings ~~shall be may be two (2) stories or thirty-five~~ **forty-five** feet **(45')** ~~(35'), whichever is less.~~

Section 3: Section 10-5B-6 of the R-1B District is hereby amended as follows:

10-5B-6: **LOT, YARD, AREA AND HEIGHT REQUIREMENTS:** ~~AREA REQUIREMENTS:~~

A. Minimum: Any tract of land shall contain not less than one (1) acre (43,560 square feet).

B. Present Status: Nothing in this Title is intended to change the present status of any existing agricultural operation building location, field or pasture use.

C. Front Yard Setback: The front yard setback shall be thirty feet (30').

D. Side Yard Setback: The side yard setback shall be fifteen feet (15'), except corner lots on which the side yard on the intersecting street shall be not less than thirty feet (30').

E. Rear Yard Setback: The rear yard setback shall be thirty feet (30').

F. Detached accessory structures greater than 120 square feet shall be setback ten (10) feet from side and rear lot lines.

G. Detached accessory structures of 120 square feet or less shall be setback 6 feet from the side and rear lot lines.

H. Parking pads shall not be located within any easement areas within the lot and must be at least six (6) feet from the side lot lines. Except corner lots on which the side yard on the intersecting street shall not be less than fifteen feet (15').

- I. Decks, patios, and open and screened porches (as defined by Chapter 2 of this code) part of the principal structure shall be setback a minimum of twenty (20) feet from the rear yard line and ten feet (10') from the side yard line. Except corner lots on which the side yard on the intersecting street shall not be less than fifteen feet (15').

J. Lot Coverage: Building coverage may not exceed thirty-five percent (35%) of a lot or plot of land. Total impervious surfaces shall not exceed forty-five percent (45%) of a lot or plot of land. **DISCUSSION NOTE: FOR R-1B SHOULD WE HAVE DIFFERENT MAX OR A 3 ACRE LOT COULD HAVE 1.35 ACRES OF IMPERVIOUS**

- K. Height: Maximum height of buildings shall be forty-five feet (45').

Section 4: Section 10-5C-6 Subsection I of the R-1 District is hereby amended as follows:

- I. Height: Maximum height of buildings ~~shall be may be two (2) stories or thirty-five~~ forty feet (40') (35'), whichever is less.

Section 5: Section 10-5D-4 Subsection I of the R-1A District is hereby amended as follows:

- I. Height: Maximum height of buildings ~~shall be may be two (2) stories or thirty-five~~ forty feet (40') (35'), whichever is less.

Section 6: Section 10-5E-5 Subsection F of the R-2 District is hereby amended as follows:

- F. Height: Maximum height of buildings ~~shall be may be two (2) stories or thirty-five~~ forty feet (40') (35'), whichever is less.

Section 7: Section 10-6A-5 of the B-1 District is hereby amended as follows:

10-6A-5: YARD AND HEIGHT REQUIREMENTS: ~~As illustrated in Table Three: Commercial/Industrial Lot Requirements.~~

- A. Minimum lot size: 32,670 square feet (.75 acres).
- B. Minimum lot width: 100 feet.
- C. Front Yard Setback: ~~Each building shall have a front yard setback of not less than~~ A minimum of thirty (30) feet.
- D. Side Yard Setback: minimum fifteen (15) feet; if adjacent to ~~an R-1A or R-2 District~~ thirty (30) feet; when adjacent to any single-family residential district ~~thirty (30) fifty (50) feet.~~ thirty (30) fifty (50) feet.
- E. Rear Yard Setback: minimum of thirty (30) feet, ~~except no structure shall be placed within fifty (50) feet of any residential lot line.~~

Subsections F-M remain unchanged.

Section 8: Section 10-6B-5 of the B-2 District is hereby amended as follows:

10-6B-5: YARD AND HEIGHT REQUIREMENTS: ~~As illustrated in Table Three: Commercial/Industrial Lot Requirements.~~

- A. Minimum lot size: 32,670 square feet (.75 acres).
- B. Minimum lot width: 100 feet.
- C. Front Yard Setback: A minimum of thirty (30) feet ~~unless adjacent to a residential zone, then fifty (50) feet.~~
- D. Side Yard Setback: minimum ~~ten (10) feet for interior lots and fifteen (15) feet for corner lot lines;~~ if adjacent to ~~any~~ residential district thirty (30) ~~(50)~~ feet
- E. Rear Yard Setback: minimum of thirty (30) feet, ~~except no structure shall be placed within fifty (50) feet of any residential lot line.~~

Subsections F-M remain unchanged.

Section 9: Section 10-6C-5 of the B-3 District is hereby amended as follows:

10-6C-5: YARD AND HEIGHT REQUIREMENTS: As illustrated in Table Three: Commercial/Industrial Lot Requirements.

- A. Minimum lot size: 32,670 square feet (.75 acres).
- B. Minimum lot width: 100 feet.
- C. Front Yard Setback. A minimum of thirty (30) feet ~~unless adjacent to a residential zone, then fifty (50) feet.~~
- D. Side Yard Setback: minimum ~~ten (10) feet for interior lots and fifteen (15) feet for corner lot lines;~~ if adjacent to a residential district thirty (50) feet.
- E. Rear Yard Setback: minimum of thirty (30) feet, ~~with landscaping and screening sufficient to protect the view from adjacent residential properties. No structure shall be placed within fifty (50) feet of any residential lot line.~~

Subsections F-I remain unchanged.

Section 10: Section 10-8-10 General Regulations, subsection B is hereby amended as follows:

- B. Height: Accessory buildings shall not exceed the height of the principal structure or twenty feet (20') in height whichever is less. The maximum height may be extended to twenty-five feet (25') if the roof pitch matches the primary roof pitch of the principal structure. In Zoning District R-1B, accessory buildings shall not exceed the height of the principal structure or thirty feet (30') in height, whichever is less.

Section 11: Summary Publication.

At least four-fifths of the City Council's members direct the Administrator to publish only the title and a summary of this Ordinance as follows:

“ORDINANCE AMENDING TITLE 10 OF THE SARTELL CITY CODE. The ordinance amendment revises maximum building height in agricultural and most residential zoning districts to forty (40) feet.”

Section 12: This Ordinance shall be effective upon publication.

Adopted this 27th day of April, 2020.

Mayor

ATTEST:

City Clerk