

Planning Commission
Agenda
July 6th, 2021 @ 6:00 p.m. via Zoom

The Planning Commission will meet on **Tuesday, July 6th, 2021**, at 6pm via Zoom.

Any or all members of the Planning Commission & public may potentially attend such meeting by Zoom Video Conference or in person.

Additionally, if attendance at the regular meeting location is not feasible due to the COVID-19 health pandemic/emergency declaration, pursuant to Minn. Stat. Section 13D.021, subd. 1(3).

Members of the public may monitor the meeting electronically from a remote location by joining the zoom meeting at:

Jennifer Sterbenz is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

[https://us02web.zoom.us/j/83620693129?pwd=ZEFCMoxXcHlnVVpUT3RKeDl2UDBxQT09](https://us02web.zoom.us/j/83620693129?pwd=ZEFCMoxXcHlnVVpUT3RK eDl2UDBxQT09)

Meeting ID: 836 2069 3129

Passcode: 437207

One tap mobile

+16465588656,,83620693129# US (New York)

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Dial by your location

+1 646 558 8656 US (New York)

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Meeting ID: 836 2069 3129

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Planning Commission

Agenda

July 6th, 2021 @ 6:00 p.m. via Zoom

1. **Call to Order**
2. **Approval of Agenda**
3. **Approval of June 1st, 2021 Meeting Minutes**
4. **Public Hearing – Lot Split**
5. **Public Discussion**
 - a. Public Comment
6. **Commission Business**
 - a. Mural Review
7. **Staff and Commission Member Reports**
 - a. Staff Reports
 - b. Commission Member Reports
8. **Adjourn**

Next meeting is tentatively scheduled for

Tuesday, August 3rd, 2021 @ City Hall

Two Harbors Planning Commission

Meeting Minutes

June 1st, 2021

Present: Koehler, Nielson, Glaser, Swanson, Detlefson

Absent: Chapek, Anderson, Snowdon

Other: Sterbenz – Community Development Planner

Next meeting: July 6th, 2021

I. Call to Order

Koehler called the regular meeting to order at 6:29 p.m. (delayed due to lack of quorum)

Approval of Agenda

Motion by **Detlefson** to approve the agenda. Support by **Nielson**. *Motion approved by all members present and voting.*

Minutes for May 4th, 2021

Motion by **Detlefson** to approve the May 4th, 2021 meeting minutes. Support by **Swanson**. *Motion approved by all members present and voting*

II. Public Comment – Public Present: Derrick & Cheryl Passe, Kyle Costly & Jenny Miller, Dan & Kirsten Cruikshank, Jim & Yolanda Latvala, Duane Wegner, and Sonny Soderstrom (agenda item)

III. New business -

A. Harbor Hills Neighborhood Meeting – The Commission heard from several residents in the Harbor Hills neighborhood regarding the zoning code update and the upzoning (from R1 to R3) in the vacant City owned property to the north of them. The residents expressed their disappointment in the communication methods used by the City. The City followed state statute and City policies regarding public notices. Suggestions made to increase public notification included individual letters to residents, the city website, the newsletter, and announcements on utility bills. Council liaison Glaser will bring these suggestions to administration for discussion. The Commission thanked residents for sharing their concerns.

B. Reports & Communications

a. **Zoning Administration** – None

b. **Other Reports**– None

Motion by **Detlefson** to adjourn. Supported by **Nielson**. *Motion approved by all members present and voting.*

Meeting adjourned at 7:33 p.m.

Recorded and submitted by Jennifer A Sterbenz, Community Development Planner

City Hall, 522 First Avenue, Two Harbors, MN 55616
Phone: (218) 834-5631

CITY OF TWO HARBORS

Lot Split Plat Application

Property Owner: City of Two Harbors

Address: 522 1st Avenue

City, State, Zip Code: Two Harbors, MN 55616

Phone #: (218) 834-5631

Email: jsterbenz@twoharborsmn.gov

Applicant: City of Two Harbors

Address: 522 1st Avenue

City, State, Zip Code: Two Harbors, MN 55616

Phone #: (218) 834-5631

Email: jsterbenz@twoharborsmn.gov

Site Location/Address: _____

PIN: 23-7645-00030

Legal Description (Attach if Necessary): Outlot C, Except Sly 115 Feet,

City of Two Harbors 11th Addition

Acreage: 2 Acres

Zoning: B1 - Any Commercial

Proposal Explanation: City is Splitting lot & Selling the

South 1/2 to LS Benta to construct a new

dental office

Required Submittals:

One 11"x17" hard copy or emailed pdf of the Preliminary Plat from a certified surveyor

Applicant Signature: _____

Date: _____

Owner Signature: _____

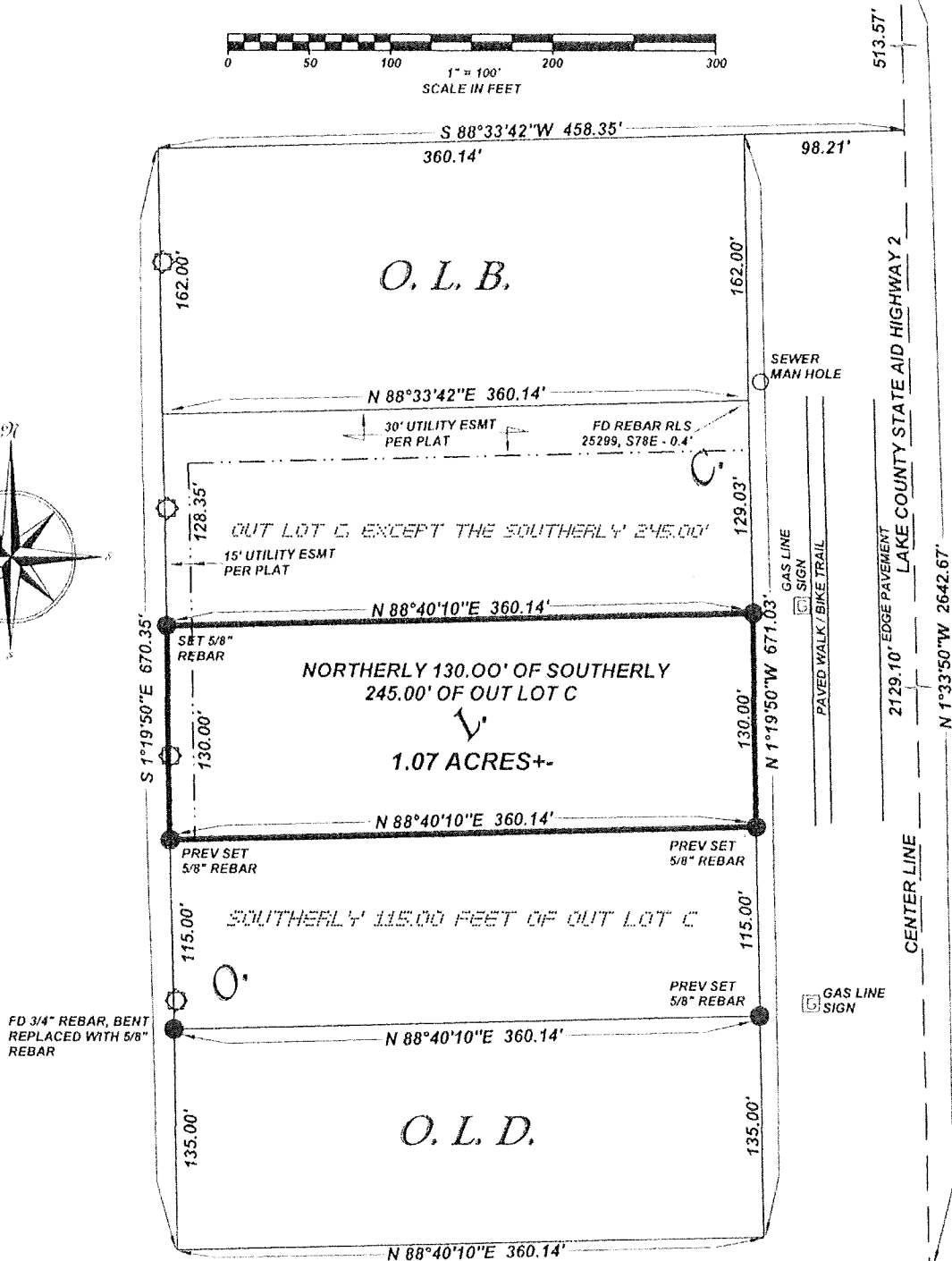
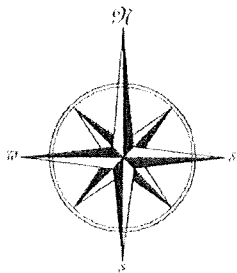
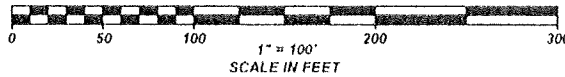
Date: _____

Office Use: Fee: _____

Date Received: _____

CERTIFICATE OF SURVEY FOR THE NORTHERLY 130.00' OF THE SOUTHERLY 245.00' OF OUT LOT C, IN THE 11TH ADDITION TO THE CITY OF TWO HARBORS, A PLAT IN THE N.E.1/4 OF SEC 36, T53N, R11W OF THE 4TH P.M.

NECOR SEC 36
MNDOT CIM



FD 3/4" REBAR, BENT
REPLACED WITH 5/8" REBAR

GAS LINE
SIGN

NOTES:

THE SOUTH LINE OF OUTLOT C BEARS N88°40'10"E, ORIENTED TO THE PLAT OF THE 11TH ADDITION TO TWO HARBORS
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ATTORNEY'S TITLE OPINION, AND DOES NOT PURPORT TO DEPICT ALL EASEMENTS, RECORDED OR UNRECORDED, WHICH MAY RUN WITH THE LAND.
THERE MAY BE BURIED UTILITIES NOT SHOWN ON THIS DRAWING.
THIS SURVEY DOES NOT DEPICT WETLANDS.

● INDICATES 5/8" REBAR SET THIS SURVEY, UNLESS OTHERWISE NOTED.

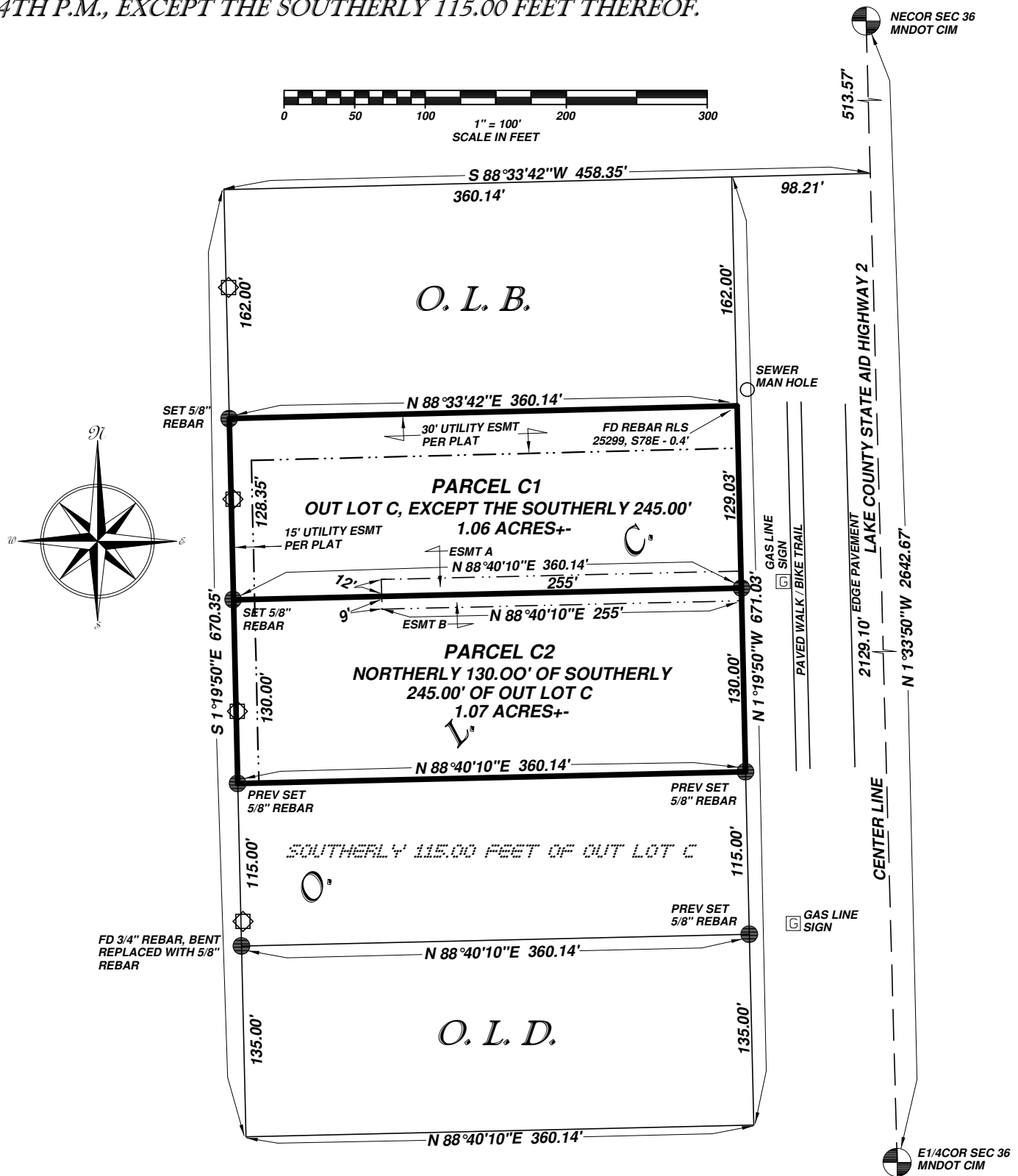
○ INDICATES UTILITY POLE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

OCTOBER 23, 2020 RICHARD J. TOFTE MN RLS 16461

E1/4COR SEC 36
MNDOT CIM

CERTIFICATE OF SURVEY & LOT SPLIT FOR OUT LOT C, 11TH ADDITION TO THE CITY OF TWO HARBORS, A RECORD PLAT IN THE N.E.1/4 OF SEC 36, T53N, R11W OF THE 4TH P.M., EXCEPT THE SOUTHERLY 115.00 FEET THEREOF.



NOTES:

THE SOUTH LINE OF OUTLOT C BEARS N88°40'10"E, ORIENTED TO THE PLAT OF THE 11TH ADDITION TO TWO HARBORS
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ATTORNEY'S TITLE OPINION, AND DOES NOT PURPORT TO DEPICT ALL EASEMENTS, RECORDED OR UNRECORDED, WHICH MAY RUN WITH THE LAND.
THERE MAY BE BURIED UTILITIES NOT SHOWN ON THIS DRAWING.
THIS SURVEY DOES NOT DEPICT WETLANDS.
● INDICATES 5/8" REBAR SET THIS SURVEY, UNLESS OTHERWISE NOTED.
○ INDICATES UTILITY POLE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

JUNE 18, 2021

RICHARD J. TOFTE

MN RLS 16461

PARCEL C1

Out Lot C, in the 11TH ADDITION TO THE CITY OF TWO HARBORS, a record plat in the Northeast Quarter of Section 36, Township 53 North, Range 11 West of the 4th Principal Meridian, EXCEPT the southerly 245.00 feet thereof.

PARCEL C2

The northerly 130.00 feet of the southerly 245.00 feet of Out Lot C, in the 11TH ADDITION TO THE CITY OF TWO HARBORS, a record plat in the Northeast Quarter of Section 36, Township 53 North, Range 11 West of the 4th Principal Meridian.

Prepared by:

Richard J. Tofte
Mn RLS 16461
June 18, 2021

PROPOSED EASEMENT A - burdening Out Lot C, Except the southerly 245.00 feet thereof; and benefitting the northerly 130.00 feet of the southerly 245.00 feet of Out Lot C.

An easement for driveway purposes over the southerly 12.00 feet of the easterly 255.00' feet of Out Lot C, except the southerly 245.00 feet thereof, in the 11TH ADDITION TO THE CITY OF TWO HARBORS, a plat of record in the Northeast Quarter of Section 36, Township 53 North, Range 11 West of the 4th Principal Meridian.

PROPOSED EASEMENT B - burdening the northerly 130.00 feet of the southerly 245.00 feet of Out Lot C; and benefitting Out Lot C, Except the southerly 245.00 feet thereof.

An easement for driveway purposes over the northerly 9.00 feet of the easterly 255.00 feet of the northerly 130.00 feet of the southerly 245.00 feet of Out Lot C, in the 11TH ADDITION TO THE CITY OF TWO HARBORS, a plat of record in the Northeast Quarter of Section 36, Township 53 North, Range 11 West of the 4th Principal Meridian.

Prepared by:

Richard J. Tofte
Mn RLS 16461
April 8, 2021

Overom Law

Attorneys at Law

Attorneys

Steven C. Overom †*
Ryenne E. Overom
Gunnar B. Johnson

Paralegal

Aurora D. Kothe

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gjohnson@overomlaw.com

* ALSO ADMITTED IN WISCONSIN

† BOARD CERTIFIED REAL PROPERTY LAW SPECIALIST

June 21, 2021

*Transmitted Via Email & U.S. Mail
jsterbenz@twoharborsmn.gov*

Jennifer A Sterbenz
Community Development Planner
City of Two Harbors
522 First Avenue
Two Harbors, MN 55616

RE: Title Opinion
Our File No.: 01-018(940)

Dear Ms. Sterbenz:

The undersigned below, an attorney licensed to practice law in the State of Minnesota, has examined the record title to the premises legally described as follows:

Outlot C, Eleventh Addition to City of Two Harbors, Lake County, Minnesota, except the Southerly 115 feet thereof

(referred to in this opinion as "the Property"), by reviewing the Commitment for Title Insurance ("Commitment") dated May 21, 2021, from First American Title Insurance Company d/b/a Consolidated Title & Abstract Company ("Title Company")

Assuming said document to be true and accurate, and based on the entries and certifications supplied therein, we are of the opinion that record title to the Property is vested to the City of Two Harbors.

Further, the undersigned sayeth not.

Sincerely,



Gunnar B. Johnson
GBJ/adk

DULUTH OFFICE
11 E SUPERIOR ST • SUITE 543
DULUTH, MN 55802

MINNEAPOLIS OFFICE
2725 EVEREST LANE N
MINNEAPOLIS, MN 55447

WISCONSIN OFFICE
50005 POINT O' PINES RD
BARNES, WI 54873

218-625-8462 (PH) • 218-625-2201 (FX)
www.overomlaw.com

Re:

Lon <lonchurch@gmail.com>

Mon 6/14/2021 9:53 AM

To: Jennifer A Sterbenz <jsterbenz@twoharborsmn.gov>

Hi Jenn,

I am working on the rendering for the mural, but attached is one of the photos I am using for inspiration. I will be adding sun backlighting behind the larger wave curl and there will be two curling, crashing waves because of the over 60 foot length of the wall.

My summer arts program, Summerblue Arts, begins July 5th and I hope by the middle of July to have some of the teenagers in the program help me sketch the design on to the wall in chalk first and then do some of the base blues and greens and foam of the lower half of the wall. Weather permitting I hope to have much of the mural done by the second week of August and have promised in my proposal to have it completed by October at the latest.

Lon

207-400-6338



On Jun 13, 2021, at 8:34 PM, Jennifer A Sterbenz <jsterbenz@twoharborsmn.gov> wrote:

Hi Lon -

Do you have a sketch of the mural? When do you anticipate starting?

Thanks,

Jenn

Jennifer A Sterbenz
Community Development Planner

City of Two Harbors
522 First Avenue
Two Harbors, MN 55616
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