

CITY OF MILACA  
SPECIAL CITY COUNCIL MEETING  
COUNCIL AGENDA  
JUNE 4, 2024

1. Call Meeting to Order 6:30 p.m.
2. Pledge of Allegiance
3. Roll Call- Present: Mayor-Dave Dillan\_\_\_\_ Council Members; Ken Muller\_\_\_\_ Norris Johnson\_\_\_\_ Lindsee Larsen\_\_\_\_ Laurie Gahm\_\_\_\_ Absent;\_\_\_\_\_
4. Approval of Agenda MB\_\_2<sup>nd</sup>\_\_AIF\_\_O\_\_
5. New Business
  - a. Approve Federal Grant Project Number B-23-CP-MN-0884 Airport Road Bid  
(Handouts) MB\_\_2<sup>nd</sup>\_\_AIF\_\_O\_\_
  - b. Resolution #24-XX Approving Preliminary Plat Approval-Worth Custom Homes MB\_\_2<sup>nd</sup>\_\_AIF\_\_O\_\_
  - c. Discuss Property Development for the 13.52 acres MB\_\_2<sup>nd</sup>\_\_AIF\_\_O\_\_
6. Adjourn MB\_\_2<sup>nd</sup>\_\_AIF\_\_O\_\_

# Planning Report

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**Date:** June 3, 2024

**To:** Milaca Planning Commission

**From:** Phil Carlson, AICP, Phil Gravel, PE; Stantec

**Request:** Preliminary Plat

**Owner:** Worth Construction Inc.

**Applicant:** Jarod Worth, Worth Custom Homes

**Address:** 420 10<sup>th</sup> Street NE

**PID:** 21-024-1700

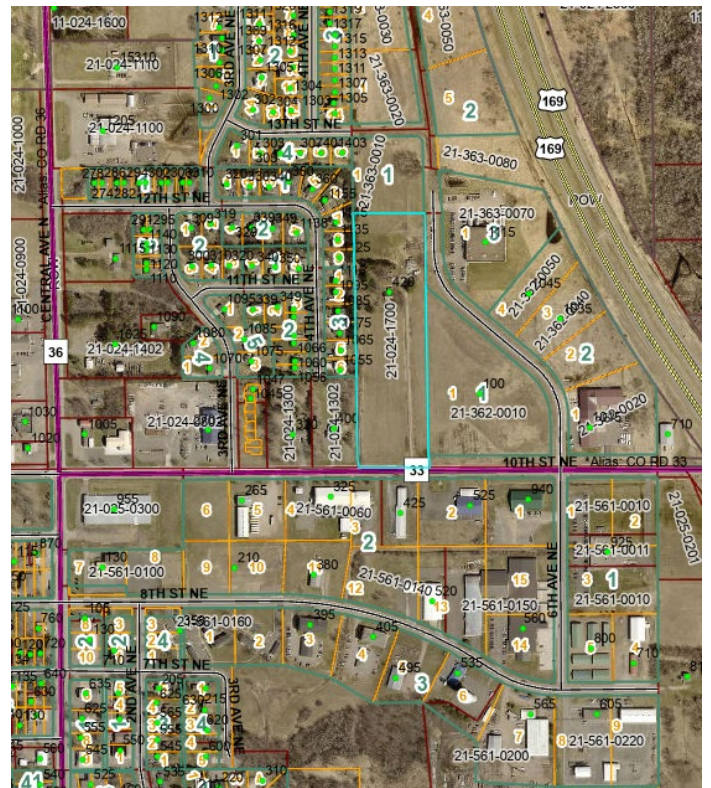
**Zoning:** R-3 Multiple Family Residential District

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## INTRODUCTION

The 8.02-acre property at 420 10<sup>th</sup> Street NE was rezoned in December 2022 to R-3 Multiple Family Residential. Previously it had been guided Industrial and zoned R-2 One and Two Family Residential. At that time, Jarod Worth suggested three apartment buildings for the property. Now he is proposing a plat to divide the property into three lots, two of which would be developed with one apartment building each. The northern parcel would be reserved for a future commercial or industrial use. The current request is only for the plat, creating three lots. There is no building permit, zoning, or other land use application for any of the lots at this time.

Adjacent uses are single family homes along the entire west side of the lot – homes fronting on 10<sup>th</sup> Street NE and 4<sup>th</sup> Avenue NE – and vacant industrial land to the north and east, except for the Heggie's Pizza facility across 6<sup>th</sup> Ave NE opposite the NE corner of the property.





**Re: Jarod Worth, Preliminary Plat – 420 10th Street NE**

### ANALYSIS

#### Land Use

The property is guided and zoned for high density residential – two maps to the right. The proposed lots are of sufficient size and shape to develop apartment buildings.

The entire property is zoned R-3 so if Mr. Worth wants to develop the northern parcel as commercial or industrial that lot would need to be re-guided and rezoned. That is not part of the current subdivision request.

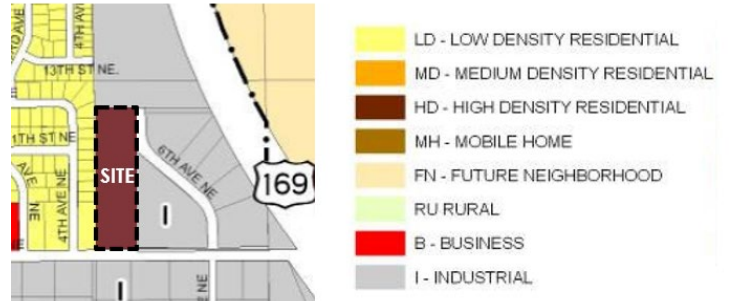
#### Density

The two southern lots shown on the apartment site plan total about 4.7 acres. Density in the R-3 district is based on the number of bedrooms in the apartment units. If all units are one bedroom or efficiency, the maximum allowable density would be about 22 units/acre. If they were all two bedroom or more, the maximum density would be about 15 units/acre. The range of units allowable on the 4.7 acres, therefore, would be about 68-102 units. The actual development of the lots is not part of this application, only the creation of the three lots.

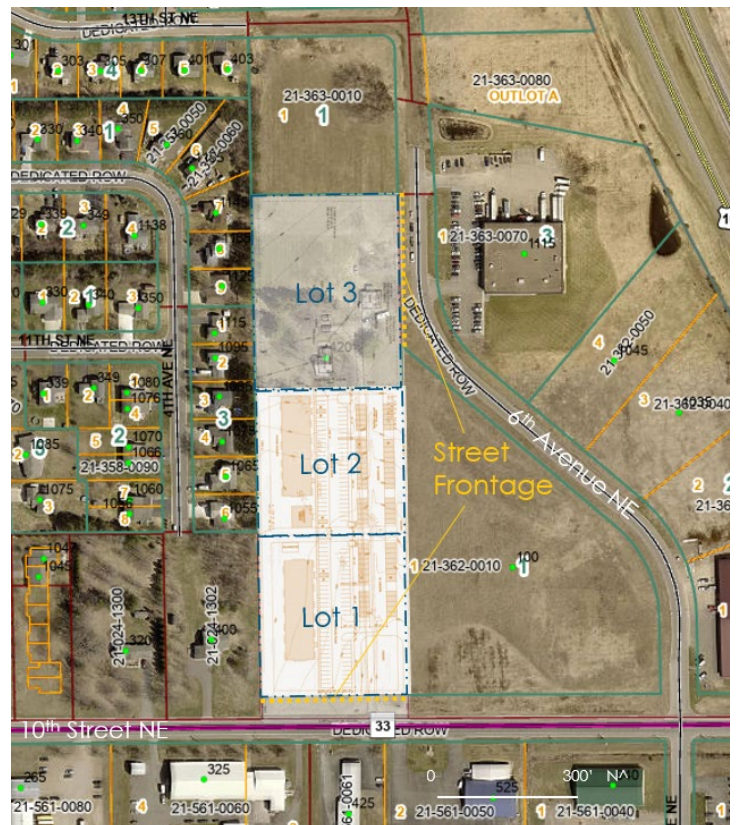
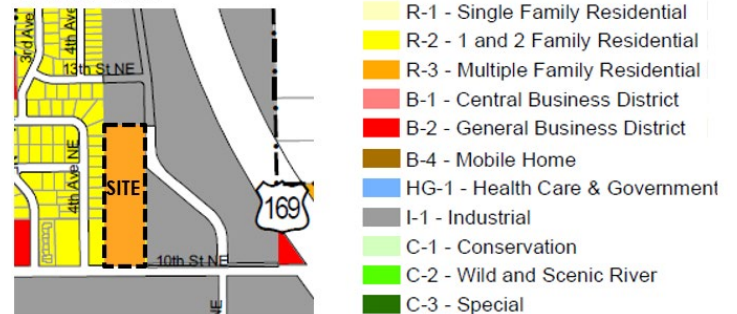
#### Access & Frontage

In the present configuration the southern lot of the proposed plat, Lot 1, has frontage and access on 10<sup>th</sup> Avenue NE; the northern lot, Lot 3, has frontage and access on 6<sup>th</sup> Avenue NE, but the middle lot, Lot 2, does not have frontage on a public street - maps bottom right. There needs to be either a street right-of-way platted to serve Lot 2 or easements created that would allow cross access. A street is not necessary; easements are acceptable.

#### FUTURE LAND USE



#### ZONING MAP





**Re: Jarod Worth, Preliminary Plat – 420 10th Street NE**

*Engineering*

1. Grading Plan. There is existing drainage flowing from the parcels west of 420 10th Street that must not be blocked – see aerial and photo below. Applicant shall provide evidence that existing drainage flowing from the west will not be impeded.
2. Grading Plan. All proposed drainage improvements (storm piping and ponds) shall be considered private and shall be perpetually maintained by the property owner.
3. Permits. Applicant shall obtain all necessary permits for the site improvements including MDH, MPCA, Mille Lacs County wetlands, and Mille Lacs County Public Works Department permits.
4. Construction. A preconstruction conference shall be held with the contractor, developer, and city public works supt. prior to any site construction.
5. Record Plans. As built record plans shall be submitted prior to final project acceptance by the city.
6. We have not reviewed lighting or landscape plans for the project, since this is not a site plan review, only a plat.



**RECOMMENDATION**

We recommend that the Planning Commission recommend approval of the preliminary plat for Jarod Worth for the property at 420 10<sup>th</sup> Street NE as submitted on the survey from O'Malley & Kron Land Surveyors., Inc. dated 1-16-24, with the following conditions and findings of fact:



**Re: Jarod Worth, Preliminary Plat – 420 10th Street NE**

*Conditions for Approval*

- 1) The applicant will provide access easements between Lots 1 and 2 to 10<sup>th</sup> Street NE, to be reviewed and approved by the City Engineer.
- 2) Grading Plan. There is existing drainage flowing from the parcels west of 420 10<sup>th</sup> Street that must not be blocked, as illustrated in the Planner's report dated June 3, 2024. Applicant shall provide evidence that existing drainage flowing from the west will not be impeded.
- 3) Grading Plan. All proposed drainage improvements (storm piping and ponds) shall be considered private and shall be perpetually maintained by the property owner.
- 4) Permits. Applicant shall obtain all necessary permits for the site improvements including MDH, MPCA, Mille Lacs County wetlands, and Mille Lacs County Public Works Department permits.
- 5) Construction. A preconstruction conference shall be held with the contractor, developer, and city public works superintendent prior to any site construction.
- 6) Record Plans. As built record plans shall be submitted prior to final project acceptance by the city.

*Findings of Fact for Approval*

- 1) Worth Construction Inc. owns the property at 420 10<sup>th</sup> Street NE, which is zoned R-3 Multiple Family Residential.
- 2) The proposed plat for the property prepared by O'Malley & Kron Land Surveyors., Inc. dated 1-16-24 divides the property into three lots, Lots 1, 2, and 3, Block 1.
- 3) Lot 2 of the proposed plat does not have frontage or access on a public street which must be provided by easement or public street right-of-way.
- 4) The proposed plat as conditioned here meets the standards in the Milaca Subdivision Code Section 155.020 to 155.022.

**DEADLINE FOR CITY COUNCIL ACTION**

The plat application was received April 25, 2024. The deadline for City Council action on a preliminary plat is 120 days per State statute 462.358 Subd. 3b is final plat is August 24, 2024. A plat has a separate 120-day timeline vs. zoning applications which have a 60-day timeline.

