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6:00 P.M.

CITY OF MILACA PLANNING COMMISSION MEETING MINUTES

March 10, 2025

6:00 P.M.

1. OPEN PLANNING COMMISSION MEETING: Brad Tolzman –Chairman 6:00 p.m.

2. MEMBERS PRESENT: Roll Call:

a. Brett Freese, Greg Kuperus, Jake Lepper, Joel Millam, Mitch Siemers, Brad Tolzman

ABSENT Jake Lepper, Council Liaison Norris Johnson

b. Others Present: City Manager Tammy Pfaff, Assistant City Clerk Deloris Katke.

Citizens- Amy Smith, Greg Smith, Jesse Hadrava

3. APPROVAL OF MINUTES FROM January 13, 2025:

Chairman Tolzman called for a motion to approve the minutes from January 13, 2025.

Motion to approve minutes from January 13, 2025, made by Mitch Siemers, seconded by Joel Millam. No further discussion. All in favor.

Motion passes.

4. PUBLIC HEARINGS: Opened at 6:01

a. **Public Hearing on Proposed Tarp-Like/ Temporary Structures:** A new ordinance Chapter 99 is being proposed to allow tarp-like/ temporary structures with limitations in the R-1 and R-2 Zoning Districts. These limitations relates to location, size, timeframes, use and purpose, and occupancy status.

-Amy Smith and Greg Smith, residents of Milaca, spoke in favor of this change to the ordinance. They operate a micro nursery in northwest Milaca, utilizing a similar structure to bring growing their stock in spring. They currently have a conditional use permit for this operation.

5. PUBLIC HEARINGS: Closed at 6:05

6. OLD BUSINESS:

a. **Solar Panel Ordinance:** PC Members discussed the current proposal and potential changes including the limitation on the percentage of acres that could be converted to a “solar farm” on properties within city limits potentially eligible for this consideration based on the current proposal. A motion was made by Mitchell Siemers, seconded by Greg Kuperus, to approve a proposed amendment limiting the percentage of acres that can be converted to a “solar farm” to 50%. PC members Brett Freese and Brad Tolzman voted in favor; PC Member Milliam voted opposed. No further discussion. Motion passes.

b. **Cannabis Businesses and Cultivation Ordinance:** Following discussion, A motion was made by PC Member Freese seconded by PC Member Joel Milliam to move the proposed motion to the City Council for approval. All in favor. No further discussion. Motion passes.

7. NEW BUSINESS:

- a. **Proposal to Amend Ordinance on Tarp-Like/ Temporary Structures:** A motion was made by PC Member Milliam, seconded by PC Member Siemers to allow tarp-like/ temporary structures with limitations in the R-1 and R-2 Zoning Districts. These limitations relate to location, size, timeframes, use and purpose, and occupancy status.

8. MISCELLANEOUS:

City Manager Pfaff noted that PC Member Kuperus will be stepping down from his seat, as he has sold his home in Milaca and will be moving from the area. These leaves two opening on the Planning Commission.

City Manager Pfaff also provided literature related to proposals being heard by the MN House and Senate Housing Committees that could potentially curtail the decision-making authority of local units of government, encouraging PC Members to familiarize themselves with these proposals.

9. ADJOURN:

PC Chairman Tolzman called for a motion to adjourn. PC Member Milliam made the motion to adjourn. PC Member Siemers seconded the motion. No further discussion. All In favor.

Motion passes.

Meeting adjourned at 6:54 p.m.

Planning Report

Date: May 22, 2024

To: Milaca Planning Commission

From: Phil Carlson, AICP and Will Hutchings, AICP; Stantec

Request: Zoning Ordinance Text Amendment for Solar Energy Systems

INTRODUCTION

The City of Milaca Zoning Administrator is initiating a Zoning Ordinance Text Amendment to provide standards and regulations for the use of solar energy systems in the community. This amendment is at the request of the Planning Commission and is in accordance with Section 156.150 – Zoning Amendment and Conditional Use Permits of the City of Milaca Code of Ordinances.

Although solar energy systems are not specifically identified, the proposed ordinance amendment aligns with several goals and objectives of the 2007 Milaca Comprehensive Plan related to land use incompatibilities, urban design, development review processes and the protection of and efficient utilization of resources.

PEER COMMUNITY RESEARCH

We researched and compared several Minnesota communities to identify the elements of a zoning ordinance that are commonly regulated and to provide a comparison of the how each community has chosen to regulate each. A matrix detailing the findings of that research is attached to this memo. In addition, we referred to guidance provided by the American Planning Association and the Great Plains Institute for best practices and model ordinances within Minnesota.

TYPES OF SOLAR ENERGY SYSTEMS

A Solar Energy System refers to any system designed for the generation or storage of electricity from sunlight, or the collection, storage and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating. Based on research conducted, there are two broad categories of solar energy systems.

Community Solar Energy Systems: These are typical stand-alone, commercial solar collection systems that are meant to primarily feed into the electricity grid providing energy for off-site use.



Figure 1: A photo of a Community Solar Energy System
(Source: ysgsolar.com)



Re: Zoning Ordinance Text Amendment – Solar Energy Systems

Accessory Solar Energy Systems:

These serve as a primary or additional power source for residential, commercial, or industrial structures, and any excess energy can be fed back into the electric grid. Accessory solar energy systems include building-integrated, ground-mounted, and roof-mounted solar energy systems:

Building Integrated refers to those solar systems that integral part of a principal or accessory building as either a architectural or structural component of a building such as canopy, roofing materials, windows, or cladding.

Ground Mounted refer to those solar systems that are mounted on a rack or pole that rests or is attached to the ground (excluding those community solar energy systems) and are accessory to the principal use.

Roof Mounted refers to those systems that are mounted on a rack that is fastened to or ballasted on a structure roof and are accessory to the principal use,

COMMON ZONING CONSIDERATIONS

Most zoning considerations related to solar energy systems focus on use allowances, dimensional standards including setbacks and height, access to sunlight protection and impervious lot coverage, Some may detail additional requirements such as application submittal requirements, glare reduction and overall size.

Generally, best practices are to allow accessory solar energy systems as a per-right accessory use with associated use standards and reserve use of Community Solar Energy systems as stand alone uses in commercial and industrial areas.

DRAFT ORDINANCE

A copy of the draft ordinance is attached which outlines zoning district use allowances for both community scale and accessory solar energy systems, along with operational, dimensional lot coverage, utility company notification standards for each as well as Minnesota State statutes that permit the owner of the solar energy system to obtain solar access easements from adjoining properties to protect access to the solar system from any structure, building or vegetation that may cast as shadow on the solar energy system that may affects its productivity.



Figures 2 – 4:

Top: Building Integrated System
(Source: imobipro.com)

Middle: Ground Mounted System
(Source: unboundsolar.com)

Bottom: Roof Mounted System
(Source: southern-energy.com)



Re: Zoning Ordinance Text Amendment – Solar Energy Systems

ZONING AMENDMENTS

The Milaca Zoning Code in Sect. 156.150(D) gives guidance to the Planning Commission on zoning amendments:

(D) The Planning Commission shall consider possible adverse effects of the proposed amendment or conditional use. Its judgment shall be based upon, but not limited to, the following factors, with our notes on each:

(1) Relationship to the city's growth management system/Comprehensive Plan;

Although solar energy systems are not specifically identified, the proposed ordinance amendment aligns with several goals and objectives of the 2007 Milaca Comprehensive Plan related to land use incompatibilities, urban design, development review processes and the protection of and efficient utilization of resources.

(2) The geographical area involved;

The area and context have been considered when establishing the draft ordinance.

(3) Whether the use will tend to or actually depreciate the area in which it is proposed;

The solar energy system as an accessory use in all districts and as a principal, commercial and conditional use in specific zoning districts would not likely depreciate the area.

(4) The character of the surrounding area;

The proposed zoning ordinance text amendment will not have any substantial effect on the character of the community, zoning districts and adjacent properties.

and

(5) The demonstrated need for the use.

Continued interest and increase in the use of solar energy systems has necessitated the need for this zoning ordinance text amendment to provide fair and reasonable standards for such regulations in the City of Milaca.



Re: Zoning Ordinance Text Amendment – Solar Energy Systems

RECOMMENDATION

We recommend approval of draft Zoning ordinance text amendment for the regulation of solar energy systems.

Findings of Fact for Approval

- 1) The proposed zoning ordinance text amendment guides the use of solar energy systems in all residential, commercial, and industrial zoning districts,
- 2) The proposed zoning amendment helps to regulate desirable land use patterns.
- 3) The City's Comprehensive Plan includes several goals and objectives that support the desire and need to provide regulations in order to reduce land use incompatibilities enhance urban design, provide for development review processes and to aid in the protection of and efficient utilization of resources.
- 4) The proposed zoning ordinance text amendment is in compliance with known with other local, state and federal laws pertaining to its use.
- 5) There has been a documented interest in solar energy systems and continued interest necessitates a demonstrated need for fair and reasonable standards for the use.
- 6) The request satisfies the factors for a zoning ordinance text amendment Section 156.150(D) of the Milaca Zoning Code.

The City would be within its authority to deny the zoning ordinance text amendment, but there would need to be Findings of Fact supporting the denial, which might include the following.

Findings of Fact for Denial

- 1) The proposed zoning ordinance text amendment guides the use of solar energy systems in all residential, commercial, and industrial zoning districts,
- 2) The proposed zoning amendment does not sufficiently help to regulate desirable land use patterns.
- 3) The City's Comprehensive Plan lacks any specific goals and objectives related to solar energy systems.

PLANNING COMMISSION MOTION TEMPLATES

The Planning Commission recommends to the City Council, which has final authority to approve or deny the rezoning request. Options for Planning Commission recommendations and motions might include the following, with Findings of Fact:



Re: Zoning Ordinance Text Amendment – Solar Energy Systems

- *Approval*

The Planning Commission recommends approval of the zoning ordinance text amendment for sections 156.006 Definitions; 156.035 R-1, Single Family Residential Low Density District; 156.036 R-2, One and two family residential medium density district; 156.037 R-3, Multiple family residential high density district; 156.038 B-1, Central business district; 156.039 B-2, General business district; 156.040 B-4, Business district; 156.041 HG-1, Health care and government building district; 156.042 I-1, Light industrial district and creating section 156.064 Solar energy systems of the City of Milaca Code of Ordinances relating to solar energy systems including associated definitions, zoning district allowed uses, and use requirements. with the Findings of Fact in the Planner's report of May 22, 2024 [or as revised].

- *Denial*

The Planning Commission recommends that the City Council deny the zoning ordinance text amendment for sections 156.006 Definitions; 156.035 R-1, Single Family Residential Low Density District; 156.036 R-2, One and two family residential medium density district; 156.037 R-3, Multiple family residential high density district; 156.038 B-1, Central business district; 156.039 B-2, General business district; 156.040 B-4, Business district; 156.041 HG-1, Health care and government building district; 156.042 I-1, Light industrial district and creating section 156.064 Solar energy systems of the City of Milaca Code of Ordinances relating to solar energy systems including associated definitions, zoning district allowed uses, and use requirements. with the Findings of Fact in the Planner's report of May 22, 2024 [or as revised].

ORDINANCE NO. XXX

AN ORDINANCE AMENDING TITLE XV (LAND USAGE) CHAPTER 156 (ZONING) OF THE CITY OF MILACA CODE OF ORDINANCES AND ADDING SECTION 156.064 SOLAR ENERGY SYSTEMS

THE CITY COUNCIL OF THE CITY OF MILACA, MINNESOTA ORDAINS AS FOLLOWS:

Section

____.01 Intent

____.02 Amendment

____.03 Penalty

Section 1: Intent.

A City initiated zoning ordinance text amendment to amend sections 156.006 Definitions; 156.035 R-1, Single Family Residential Low Density District; 156.036 R-2, One and two family residential medium density district; 156.037 R-3, Multiple family residential high density district; 156.038 B-1, Central business district; 156.039 B-2, General business district; 156.040 B-4, Business district; 156.041 HG-1, Health care and government building district; 156.042 I-1, Light industrial district and creating section 156.064 Solar energy systems of the City of Milaca Code of Ordinances relating to solar energy systems including associated definitions, zoning district allowed uses, and use requirements.

Section 2: Amendment.

Sections 156.006 Definitions; 156.035 R-1, Single Family Residential Low Density District; 156.036 R-2, One and two family residential medium density district; 156.037 R-3, Multiple family residential high density district; 156.038 B-1, Central business district; 156.039 B-2, General business district; 156.040 B-4, Business district; 156.041 HG-1, Health care and government building district; 156.042 I-1, Light industrial district and creating Section 156.064 Solar energy system of the City of Milaca Code of Ordinance is hereby amended to read as follows:

CHAPTER 156: ZONING

§ 156.006 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

SOLAR ACCESS. Unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a solar energy system.

SOLAR CARPORT – A solar energy system of any size that is installed on a carport structure that is accessory to a parking area, and which may include electric vehicle supply equipment or energy storage facilities.

SOLAR COLLECTOR – The panel or device in a solar energy system that collects solar radiant energy and transforms it into thermal, mechanical, chemical, or electrical energy. The collector does not include frames, supports, or mounting hardware.

SOLAR ENERGY SYSTEM. A device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating.

SOLAR ENERGY SYSTEM, BUILDING-INTEGRATED. A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

SOLAR ENERGY SYSTEM, GROUND-MOUNTED. A solar energy system mounted on a rack or pole that rests or is attached to the ground excluding community-scale solar energy systems. Ground-mounted systems are accessory to the principal use.

SOLAR ENERGY SYSTEM, ROOF-MOUNTED. A solar energy system mounted on a rack that is fastened to or ballasted on a structure roof. Roof-mounted systems are accessory to the principal use.

SOLAR ENERGY SYSTEM, COMMUNITY-SCALE. A commercial solar energy system that converts sunlight into electricity for the primary purpose of serving electric demands off-site from the facility, either retail or wholesale. Community-scale systems are principal uses and projects typically cover less than 20 acres.

(Ord. 134/94, passed 3-24-94; Am. Ord. 483, passed 6-16-21; Am. Ord #####, passed ##-##-##)

DISTRICT REGULATIONS; USE REQUIREMENTS AND RESTRICTIONS

§ 156.035 R-1, SINGLE FAMILY RESIDENTIAL LOW DENSITY DISTRICT.

(D) Permitted accessory uses.

(5) Solar energy systems which are building-integrated, ground-mounted, or roof-mounted.

(Ord. 134/94, passed 3-24-94; Am. Ord. 332, passed 1-16-03; Am. Ord. 483, passed 6-16-21; Am. Ord #####, passed ##-##-##)

§ 156.036 R-2, ONE AND TWO FAMILY RESIDENTIAL MEDIUM DENSITY DISTRICT.

(D) Permitted accessory uses.

(5) Solar energy systems which are building-integrated, ground-mounted, or roof-mounted.

(Ord. 134/94, passed 3-24-94; Am. Ord. 99-2, passed 7-15-99; Am. Ord. 332, passed 1-16-03; Am. Ord. 453, passed 7-18-19; Am. Ord. 483, passed 6-16-21; Am. Ord. 519, passed 12-21-23; Am. Ord #####, passed ##-##-##)

§ 156.037 R-3, MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.

(D) Permitted accessory uses.

(5) Solar energy systems which are building-integrated, ground-mounted, or roof-mounted.

(Ord. 134/94, passed 3-24-94; Am. Ord. 332, passed 1-16-03; Am. Ord. 453, passed 7-18-19; Am. Ord. 516, passed 9-21-23; Am. Ord #####, passed ##-##-##)

§ 156.038 B-1, CENTRAL BUSINESS DISTRICT.

(E) Permitted accessory uses.

(5) Solar energy systems which are building-integrated, ground-mounted, or roof-mounted.

(Ord. 134/94, passed 3-24-94; Am. Ord. passed 9-15-94; Am. Ord. 375, passed 6-12-08; Am. Ord. 390, passed 6-10-10; Am. Ord. 402, passed 6-13-13; Am. Ord. 453, passed 7-18-19; Am. Ord. 511, passed 6-20-23; Am. Ord #####, passed ##-##-##)

§ 156.039 B-2, GENERAL BUSINESS DISTRICT.

(E) Permitted accessory uses.

(5) Solar energy systems which are building-integrated, ground-mounted, or roof-mounted.

(F) Uses requiring a conditional use permit.

(13) Community-scale solar energy systems

(Ord. 134/94, passed 3-24-94; Am. Ord. 453, passed 7-18-19; Am. Ord #####, passed ##-##-##)

§ 156.040 B-4, BUSINESS DISTRICT.

(E) Permitted accessory uses.

(6) Solar energy systems which are building-integrated, ground-mounted, or roof - mount.

(Ord. 134/94, passed 3-24-94; Am. Ord. 453, passed 7-18-19; Am. Ord #####, passed ##-##-##)

§ 156.041 HG-1, HEALTH CARE AND GOVERNMENT BUILDING DISTRICT.

(D) Permitted accessory uses.

(6) Community-scale solar energy systems

(Ord. 134/94, passed 3-24-94; Am. Ord. 453, passed 7-18-19; Am. Ord #####, passed ##-##-##)

§ 156.042 I-1, LIGHT INDUSTRIAL DISTRICT.

(E) Permitted accessory uses.

(5) Solar energy systems which are building-integrated, ground-mounted, or roof -mounted.

(F) Uses requiring a conditional use permit.

(6) Community-scale solar energy systems

(Ord. 134/94, passed 3-24-94; Am. Ord. 453, passed 7-18-19; Am. Ord. 492, passed 4-21-22; Am. Ord #####, passed ##-##-##)

GENERAL REQUIREMENTS

§ 156.064 SOLAR ENERGY SYSTEMS

(A) Purpose and Applicability. It is the purpose of this section to provide standards and requirements for the operation, siting, design, appearance, construction and use of solar energy systems in order to encourage solar energy systems in the city while protecting the general welfare of the public. Standards for the regulation of solar energy systems are based on the following two types:

(1) Accessory solar energy systems refer to solar collection systems that capture energy from the sun and convert it into electrical or thermal power primarily for on-site use. These systems can serve as a primary or additional power source for residential, commercial, or industrial structures, and any excess energy can be fed back into the electric grid. Accessory solar energy systems include building-integrated, ground-mounted, and roof-mounted solar energy systems as defined in Section 156.006

(2) Community-scale solar energy systems are designed to generate electricity on a larger scale, often for commercial or community-wide purposes as defined in Section 156.006.

(B) General standards for all solar energy systems.

(1) Exterior electrical and communication lines shall be buried below the surface of the ground when possible.

(2) All systems shall comply with all City and state building and electrical codes and permitting requirements.

(3) The property owner shall notify the electrical utility where the solar system is connected to the electrical utility system.

(4) Lot Coverage – Ground-mounted and community-scale solar energy systems are exempt from lot coverage requirements if the soil under the system is maintained in vegetation and not compacted.

(5) If the solar collector system ceases to perform its originally intended function for more than 12 consecutive months, the property owner shall remove the collector, mount and associated equipment and facilities by no later than 90 days after the end of the 12-month period.

(6) Solar access easements may be filed consistent with Minnesota State Code 500.30. Any property owner may purchase an easement across nearby properties to protect access to sunlight. The easement is purchased or granted by owners of nearby properties and can apply to buildings, trees, or other structures that would diminish solar access.

(C) Accessory solar energy systems.

(1) Permitted accessory use – Building-integrated, ground-mounted and roof-mount solar energy systems are a permitted accessory use in all zoning districts where structures of any sort are allowed, subject to certain requirements as set forth below.

(2) Height – Accessory Solar energy systems must meet the following height requirements:

(a) Building- or roof- mounted solar energy systems shall not exceed the maximum allowed height in any zoning district. For purposes for height measurement, solar energy systems other than building-integrated systems shall be given an equivalent exception to the zoning district's height standards in the district in which the system is located as building-mounted mechanical devices or equipment. In the district in which the system is located.

(b) Ground- or pole-mounted solar energy systems shall not exceed 15 feet in height when oriented at maximum tilt.

(3) Property line setback – Solar energy systems must meet the principle structure setback for the zoning district with the lot on which the system is located, except as allowed below.

(a) Roof- or building-mounted solar energy systems – The collector surface and mounting devices for roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built, unless the collector and mounting system has been explicitly engineered to safely extend beyond the edge, and setback standards are not violated. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side-yard exposure. Solar collectors mounted on the sides of buildings and serving as awnings are considered to be building-integrated systems and are regulated as awnings. Under no circumstance may the solar energy system or any appurtenances extend past the property line or into public right of way.

(b) Ground-mounted Solar Energy Systems – Ground-mounted solar energy systems may not extend into the side-yard or rear setback when oriented at minimum design tilt, except as otherwise allowed for building mechanical systems. Under no circumstance may the solar energy system or any appurtenances extend past the property line or into public right of way.

(D) Community scale solar energy systems.

(1) Conditional Use Permit Requirement. A community-scale solar energy system may be a permitted use in the B-2 General Business District and I-1 Light Industrial zoning districts upon approval and issuance of a conditional use permit subject to certain requirements as set forth here within.

(2) Height – Community scale solar energy systems shall not exceed 15 feet in height.

(3) Setbacks – Community-scale solar arrays must meet the property line setback for the principle buildings or structures in the district in which the system is located.

(4) Off-site Glare Impact Reduction – Measures to minimize nuisance glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.

(5) Site plan required. A site plan of existing and proposed site conditions and other information necessary demonstrate compliance with the applicable provisions of this section is a required submittal for the application of a conditional use permit.

(E) Only 50% of lot/land may be occupied with solar panels, where permitted.

Adopted by the City Council of the City of Milaca this ____ day of _____. 2024

Mayor Dave Dillan

ATTEST:

Tammy Pfaff, City Manager

First Reading _____

Second Reading _____

Published _____

Planning Report

Date: June 9, 2025

To: Milaca Planning Commission

From: Phil Carlson, AICP; Kribashini Moorthy, AICP Candidate; Stantec

Request: Conditional Use Permit

Owner: Holiday Stationstores, LLC

Applicant: Holiday Stationstores, LLC

Address: 410 10th Ave SE

PIDS: 21-787-0050, 21-787-0060, 21-787,0070

Zoning: B-2

INTRODUCTION

Holiday Stationstores LLC owns the property at Highway 23 and 10th Avenue SE, in the B-2 (General Business District). Currently, the property is a fuel station.

The applicant wants to renovate the existing store façade, fueling canopy, signage, lighting, landscaping and parking lot. Along with these renovations, the applicant also wishes to construct a free-standing fuel canopy, trash enclosure, and oversized vehicle parking. The proposed additions are depicted on the image (Figure 2 Proposed Modifications) on the next page. The existing trash enclosure is proposed to be removed and proposed to be constructed south of the new fuel canopy. Along with the fuel canopy, two high-speed diesel, underground storage tanks will also be constructed to the north of the fuel canopy. The addition of a fuel canopy, underground storage tank and trash enclosure results in a reduction of parking spaces to 54 spaces. This exceeds the off-street parking requirement of 53 spaces.

Gas stations and service stations are allowed by conditional use in the B-2 district. Since there is significant renovation involved, a new Conditional Use Permit (CUP) is required.

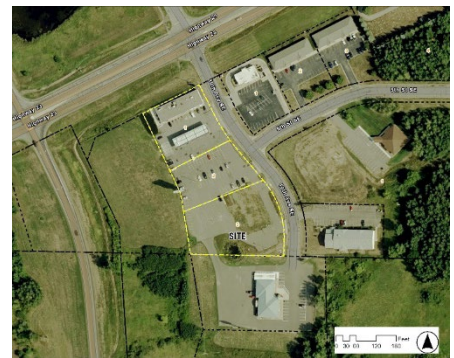


Figure 1: Site location



Re: Conditional Use Permit, Circle K, 410, 10th Ave SE



Figure 2 Proposed Modifications

PLANNING & ZONING CONTEXT

The B-2 district allows gas stations and service stations as a conditional use. Although a gas station currently exists on the site, the proposed renovations qualify the project as a new CUP application. Any existing CUP, if applicable, will be voided by action on this new CUP. The project is reviewed against the criteria outlined in the CUP section of the zoning code, all of which are satisfied with this proposal. Relevant code excerpts are provided at the end of this report for reference.

A *conditional use* is considered in planning practice and Minnesota zoning rulings to be a *permitted* use to which reasonable conditions may be attached. It is generally not advisable to deny the use outright unless there are unusual issues with a given site that would make that use inappropriate even with reasonable conditions. We assume that the fuel station can be allowed but that the City can attach conditions to the permit to address issues on site.



Re: Conditional Use Permit, Circle K, 410, 10th Ave SE

SIGNS AND BILLBOARDS

The applicant wishes to change the existing sign and add additional signs on the site as illustrated below. The applicant wishes to modify the existing pylon sign (MID sign in the diagram below) located north of the existing store. The applicant also wishes to modify the existing wall sign (store building signs) from “Holiday” to “Circle K”. Other new signs that are proposed are two canopy signs for the new fuel canopy and four directional signs.

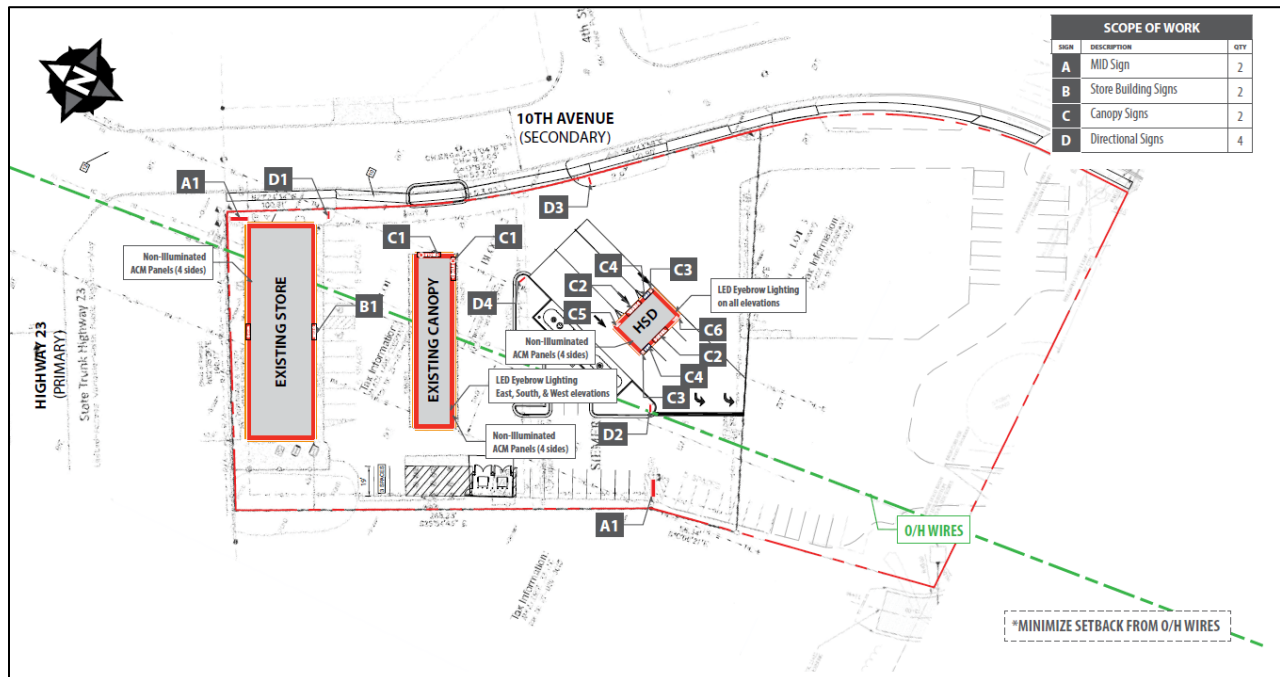


Figure 3 Proposed Sign Modifications

The signs are proposed and the exact dimensions and other standards of the signs such as illumination and material will be decided later. The applicant will apply for sign permit following the standards in § 156.133 NON-BILLBOARD SIGNS PERMITTED WITH A PERMIT.

GENERAL DEVELOPMENT STANDARDS

The general development standards are to ensure compatible land uses and to ensure and enhance the health, safety, and general welfare of the city. The applicable design standards are as follows:

§ 156.103 VISUAL STANDARDS; SCREENING.

Where any business or industrial use is adjacent to property zoned or developed for residential use, that business or industry shall provide screening along the boundary of the residential property if abutting property owners petition the Planning Commission for this action and/or it is requested by the Planning Commission. The general type and extent of the screening (such as a fence and/or landscaping) shall be selected by the Planning Commission to visually separate the different land uses and to discourage persons from entering the business or industrial use area.



Re: Conditional Use Permit, Circle K, 410, 10th Ave SE

The fuel station is located in the B-2, General Business District. The neighboring land uses are also commercial – there is no residential land uses nearby, so screening is not necessary.

§ 156.106 DRAINAGE STANDARDS.

No land shall be developed and no use shall be permitted that results in water runoff causing flooding, or erosion on adjacent properties. Runoff shall be properly channeled into a storm drain, watercourse, ponding area, or other suitable facility.

The proposed modification will not cause any modification to the existing storm drainage and suitable facilities and will not cause flooding or erosion on adjacent properties.

§ 156.107 TRAFFIC CONTROL; DRIVEWAY LOCATION.

(A) Traffic control. The traffic generated by any use shall be channelized and controlled in a manner that will avoid congestion on public streets, safety hazards, or excessive traffic through residential areas. Traffic into and out of all business and industrial uses or areas shall in all cases be forward moving with no backing onto streets or pedestrian ways.

Any additional traffic that is generated will be channelized and controlled to avoid congestion on the neighboring streets. The traffic generated from and into the fuel station will move forward and will not back onto the street. There is sufficient space in the fuel station for larger vehicles such as trucks to safely maneuver.

§ 156.114 LANDSCAPING.

All open areas of any site, tract, or parcel shall be graded to provide proper drainage, and, except for areas used for parking, drives, or storage, shall be landscaped with trees, shrubs, or planted ground cover. It shall be the owner's responsibility to see that this landscaping is maintained in an attractive and well-kept condition. All vacant lots, tracts, or parcels shall also be properly maintained.

All open areas in the site will be graded and landscaped with planted ground cover and shall be maintained well.



Re: Conditional Use Permit, Circle K, 410, 10th Ave SE

CONDITIONAL USE CRITERIA

For a fuel station, a conditional use permit is required and is subject to the following conditions as illustrated in § 156.150 APPLICATION PROCEDURE of the Milaca Zoning Code:

- (1) The land area and setback requirements of the property containing the use or activity shall be the minimum established for the district.**

The setback from the front is 20 feet, the side is 10 feet and the rear is 10 feet. These are in conformance with the minimum requirements set in the General Business District.

- (2) Where applicable, all city, state, and federal laws, regulations, and ordinances shall be complied with and all necessary permits secured.**

All necessary permits will be secured and all city, state, and federal laws, regulations, and ordinance shall be followed.

- (3) Adequate off-street parking and loading shall be provided in accordance with §§ 156.075 et seq. This parking and loading shall be screened and landscaped from abutting residential uses in compliance with this subchapter.**

According to § 156.084 NUMBER OF REQUIRED SPACES, the minimum of off-street parking and loading spaces required for automobile service station (motor fuel stations) is 4 spaces plus 2 spaces for each stall and for convenience store it is 1 space for each 150 square feet of gross floor area.

- The gross floor area of the convenience store is 5,556 sq feet and remains unchanged in the plans. The minimum parking spaces required for the convenience store is 37 spaces.
- Currently, the fuel station is equipped with four (4) fueling stalls (pumps), which requires a minimum of twelve (12) parking spaces.
- The proposed addition involves the installation of a high-speed diesel fuel canopy designated for truck use, incorporating four (4) additional fueling stalls. Based on the operational characteristics of truck fueling, it is interpreted that the minimum parking requirement for this expansion should be four (4) spaces, rather than twelve (12). This interpretation is supported by the fact that, unlike passenger vehicles, trucks will not be accommodated on both sides the pumps as designed. Furthermore, spatial constraints prevent additional trucks from queuing behind those actively refueling, thereby limiting the number of vehicles that can be serviced concurrently.

Therefore, following the proposed modification, the minimum of parking spaces required on-site will be 53, comprising:

- 37 standard parking spaces (shown on the attached plans),
- 12 parking spaces associated with the existing fueling stalls, and
- 4 parking spaces allocated for the proposed truck fueling area.



Re: Conditional Use Permit, Circle K, 410, 10th Ave SE

The total number of parking spaces provided after the proposed modification is 54 as detailed in the table below:

Parking Requirements	Minimum Requirements	Provided
Parking space dimension	9' x 19'	9' x 19'
Convenience Food store	1 parking space per 150 square feet gross floor area $= 5556/150 = 37$	Standard parking spaces= 38 including 2 ADA and 6 parking spaces for trucks Existing spaces for 4 gas pumps= 12 (unchanged) Parking spaces for trucks= 4 Total parking spaces provided= $38+12+4=54$ parking spaces
Auto Service Station	For cars: 4 spaces + 2 spaces per stall Number of stalls = 4 $4+(2 \times 4) = 12$ For Trucks: 1 space per stall = 4 Total: 16	
Total parking required	$37+ 16= 53$ parking spaces	

The proposed modifications meets the required off-street parking and loading spaces. The parking and loading are not located near any residential uses.

(4) The proposed water, sewer, and other utilities shall be capable of accommodating the proposed use.

The existing water, sewer and other utilities will be capable of accommodating the proposed use.

(5) The street serving the proposed use or activity shall be of sufficient design to accommodate the proposed use or activity, and the use or activity shall not generate such additional extra traffic to create a nuisance or hazard to existing traffic or to surrounding land uses.

The street serving the proposed use or activity will not generate additional extra traffic and is sufficient to accommodate the proposed use.

(6) All access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and drainage.

The access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and drainage.

(7) All open and outdoor storage, sales, and service areas shall be screened from view from the public streets and from abutting residential uses or districts.

There are no residential uses or districts nearby; screening won't be necessary.



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- (8) All lighting shall be designed as to have no direct source of light visible from adjacent residential areas or from the public streets.**

There are no residential uses or districts; there will be no impact of the lighting.

- (9) The use or activity shall be properly drained to control surface water runoff.**

The use or activity if conducted properly shall be properly drained to control surface water runoff.

- (10) The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence.**

The proposed building and site is similar to the existing buildings in the area and does not constitute a blighting influence.

- (11) Where structures combine residential and non-residential uses, these uses shall be separated and provided with individual outside access, and the uses shall not conflict in any manner.**

The property doesn't combine residential and non-residential uses and is not in conflict.



Re: Conditional Use Permit, Circle K, 410, 10th Ave SE

ENGINEERING COMMENTS

- 1) Concrete Driveways: Existing concrete driveways that are not being reused shall be removed.
- 2) The new MNDOT B618 concrete curb and gutter shall be installed along 10th Avenue SE, where existing driveways are not used. A continuous concrete gutter shall be maintained along 10th Avenue SE, including at driveway location.
- 3) Municipal Utilities. Existing sanitary sewer and water services are to be used for the new homes. No new sanitary sewer or water main connections are required.
- 4) The Public Works Director shall approve all city street patching before the issuance of the Certificate of Occupancy.
- 5) Services that are not used shall be abandoned behind the street curb as directed by the Public Works Director.
- 6) A surety in the amount of \$50,000 in favor of the City shall be provided prior to the start of any site construction. The surety is to cover any damage within city right-of-way, completion of site improvements, and reimbursement for any city expenses not covered by the cash escrow. The surety amount is based on an estimate of \$40,000 plus a 25% contingency.

RECOMMENDATION

We recommend approval of the conditional use permit for Holidaystations LLC as illustrated on the materials submitted with the application, with the following conditions which incorporate, restate, and modify the current permit conditions, with the following findings of fact:

Conditions of Approval for Conditional Use Permit

- 1) The project will follow all recommendations in the Engineering Comments of the Planner's report dated June 9, 2025.

Findings of Fact for Approval of Conditional Use Permit

- 1) Holidaystations LLC owns the property at 410 10th Ave SE, consisting of an existing fuel station, zoned B-2, with existing PID numbers 21-787-0050, 21-787-0060, 21-787,0070.
- 2) The Milaca Zoning Code for the B-2 zoning district allows gas stations and service stations as conditional uses, with minimum lot size of 43,500 square feet for lots with on-site sewer.



Re: Conditional Use Permit, Circle K, 410, 10th Ave SE

- 3) The applicant proposes to renovate the existing store façade, fueling canopy, signage, lighting, landscaping and parking lot.
- 4) Along with these renovations, the applicant also wishes to construct a free-standing fuel canopy and oversized vehicle parking.
- 5) The Milaca Zoning Code, in Section 156.150 (D), (F), and (G) has criteria and issues to be considered for conditional uses, including impact on the surrounding area; provision of parking and utilities; adequacy of the street serving the property; and other issues.
- 6) The proposed renovations of the fuel station property are compatible with the surrounding area and meet the Zoning Code criteria for approval of a conditional use permit.

MOTION TEMPLATES

Approval

- The Planning Commission recommends approval of the conditional use permit for renovation of fuel station as described in the applicant's submitted materials and with the conditions and findings of fact (or as modified) in the Planner's report of June 9, 2025.
- The Planning Commission recommends approval of the fuel station as described in the applicant's submitted materials and with the conditions and findings of fact (or as modified) in the Planner's report of June 9, 2025.

Denial

If the Planning Commission wishes to recommend denial of the CUP, the members would need to craft findings that would support denial.

DEADLINE FOR ACTION

The final revised applications were received April 30, 2025. The 60-day deadline for final action by the City Council on the CUP per State statute 15.99 is June 29, 2025. The deadline for final action on the CUP by the City Council (120 days, not 60 days like zoning applications) per State statute 462.358 Subd. 3b is August 28, 2025.



Re: Conditional Use Permit, Circle K, 410, 10th Ave SE

ZONING AMENDMENTS AND CONDITIONAL USE PERMITS

§ 156.150 APPLICATION PROCEDURE.

(A) Request for chapter amendments or conditional use permits, as provided within this chapter, shall be filed with the Zoning Administrator on an official application form. The application shall also be accompanied by complimentary copies of detailed written and graphic materials fully explaining the proposed change, development, or use. The Zoning Administrator shall refer the application, along with all related information, to the city Planning Commission for consideration and a report at least 15 days before the next regular meeting.

(B) The Zoning Administrator, on behalf of the Planning Commission, shall set a date for a public hearing. Notice of the hearing shall be posted as provided by state law at least ten days prior to the date of the hearing. For conditional use permits and for amendments, notice shall be mailed not less than ten days prior to all property owners of record according to the county assessment records, within 350 feet of the property to which the request relates. A copy of the notice and a list of the property owners and addresses to which the notice was sent shall be attested to by the Zoning Administrator and made part of the official record. The failure to give mailed notice to individual property owners, or defects in the notice, shall not invalidate the proceedings, provided a bona fide attempt to comply with this division has been made.

(C) The Planning Commission shall consider the request and hold a public hearing at its next regular meeting unless the filing date falls within 15 days of that meeting, in which case the request would be placed on the agenda and considered at the regular meeting following the next regular meeting. The Zoning Administrator shall refer the application, along with all related information, to the Planning Commission for consideration. The applicant or a representative thereof shall appear before the Planning Commission in order to answer questions concerning the proposed amendment or conditional use.

(D) The Planning Commission shall consider possible adverse affects of the proposed amendment or conditional use. Its judgment shall be based upon, but not limited to, the following factors:

- (1) Relationship to the city's growth management system/Comprehensive Plan;
- (2) The geographical area involved;
- (3) Whether the use will tend to or actually depreciate the area in which it is proposed;
- (4) The character of the surrounding area; and
- (5) The demonstrated need for the use.

(E) The Planning Commission, City Council, and city staff shall have the authority to request additional information from the applicant concerning operational factors, this information to be declared necessary to establish performance conditions in relation to all pertinent sections of this chapter.

(F) The Planning Commission shall make a finding of fact and recommend actions or conditions, including explanations of any negative votes, relating to the request to the City Council.

(G) For all conditional uses, the following conditions shall be met:

(1) The land area and setback requirements of the property containing the use or activity shall be the minimum established for the district.

(2) Where applicable, all city, state, and federal laws, regulations, and ordinances shall be complied with and all necessary permits secured.

(3) Adequate off-street parking and loading shall be provided in accordance with §§ [156.075](#) *et seq.* This parking and loading shall be screened and landscaped from abutting residential uses in compliance with this subchapter.



Re: Conditional Use Permit, Circle K, 410, 10th Ave SE

- (4) The proposed water, sewer, and other utilities shall be capable of accommodating the proposed use.
- (5) The street serving the proposed use or activity shall be of sufficient design to accommodate the proposed use or activity, and the use or activity shall not generate such additional extra traffic to create a nuisance or hazard to existing traffic or to surrounding land uses.
- (6) All access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and drainage.
- (7) All open and outdoor storage, sales, and service areas shall be screened from view from the public streets and from abutting residential uses or districts.
- (8) All lighting shall be designed as to have no direct source of light visible from adjacent residential areas or from the public streets.
- (9) The use or activity shall be properly drained to control surface water runoff.
- (10) The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence.
- (11) Where structures combine residential and non-residential uses, these uses shall be separated and provided with individual outside access, and the uses shall not conflict in any manner.
- (H) Upon receiving the report and recommendation of the Planning Commission, the City Council shall place the application and/or report and recommendation on the agenda for the next regular meeting. The reports and recommendations shall be entered in and made part of the permanent written record of the City Council meeting.
- (I) Upon reviewing the application and/or receiving the report and recommendation of the Planning Commission, the City Council shall take one of the following actions within the time frame established by M.S. § 15.99, as it may be amended from time to time:
 - (1) Approve or disapprove the request as recommended by the Planning Commission;
 - (2) Approve or disapprove the recommendation of the Planning Commission with modifications, alterations, or differing conditions. These modifications, alterations, or differing conditions shall be in writing and made part of the Council's records; or
 - (3) Refer the recommendation back to the Planning Commission for future consideration. This procedure shall be followed only one time on a singular action.
- (J) The amendment of any portion of this chapter which changes all or part of the existing classification of a zoning district from residential to either commercial or industrial requires a two-thirds majority vote of all members of the City Council. Other amendments require a majority vote of the entire Council. Conditional use permit decisions shall be by a majority of those voting on the question. The Zoning Administrator shall notify the applicant in writing of the Council's action within the time frame established by M.S. § 15.99, as it may be amended from time to time.
- (K) The recommendation of the Planning Commission shall be advisory to the City Council. The decision of the City Council shall be final subject to judicial review.

(Ord. 134/94, passed 3-24-94)

§ 156.151 PERMIT CONDITIONS.

Conditional use permits shall remain in effect as long as the conditions agreed upon are observed. Nothing shall prevent the city from enacting or amending official controls to change the status of conditional uses.

(Ord. 134/94, passed 3-24-94)



Re: Conditional Use Permit, Circle K, 410, 10th Ave SE

§ 156.152 PERMIT EXPIRATION AND EXTENSION.

Whenever within one year after granting a conditional use permit, the terms as permitted by the permit shall not have been completed, then that permit shall become null and void unless a petition for extension of time in which to complete the work has been granted by the City Council. The extension shall be requested in writing and filed with the Zoning Administrator or City Manager-Clerk at least 30 days before the expiration of the original conditional use permit. There shall be no charge for the filing of this petition. The request for extension shall state facts showing a good faith attempt to complete the work permitted in the conditional use permit. The petition shall be presented to the Planning Commission for a recommendation and to the City Council for a decision and shall be requested only one time on a singular action.

(Ord. 134/94, passed 3-24-94)

§ 156.153 PERFORMANCE BOND.

(A) The Planning Commission and City Council shall have the authority to require a performance bond or other security when it is deemed necessary and appropriate.

(B) Except in the case of non-income producing residential property, upon approval of a conditional use permit the city may be provided with a surety bond, cash escrow, certificate of deposit, other securities, or cash deposit prior to the issuing of building permits or initiation of work on the proposed improvements or development. The security shall guarantee conformance and compliance with the conditions of the conditional use permit and the ordinances of the city.

(C) The security may be in the amount of the City Council's estimated costs of labor and materials for the proposed improvements or development. The project can be handled in stages upon the discretion of the City Council.

(Ord. 134/94, passed 3-24-94)

§ 156.154 AMENDMENTS; INITIATION.

The City Council or Planning Commission may, upon their own motion, initiate a request to amend the text or the district boundaries of this chapter. Any person owning real estate within the city may initiate a request to amend the district boundaries or text of this chapter so as to affect that real estate. All amendment requests must first be reviewed by the Planning Commission and then approved by the City Council.

(Ord. 134/94, passed 3-24-94)



CONDITIONAL USE PERMIT APPLICATION

410 10th Ave SE, Milaca, MN 56353

B-2

ADDRESS OF PROPERTY FOR CONDITIONAL USE PERMIT REQUEST

CURRENT ZONING DISTRICT

PROPERTY OWNER INFORMATION

NAME: Holiday Stationstores, LLC

ADDRESS: 6000 Clearwater Drive, Suite 300

STREET ADDRESS

Minnetonka

CITY

MN

STATE

55343

ZIP CODE

TELEPHONE: () _____ HOME

() _____ CELL

E-Mail Address carl.smith@circleK.com

APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER INFORMATION)

NAME: Holiday Stationstores, LLC

ADDRESS: 6000 Clearwater Dr Suite 300

STREET ADDRESS

Minnetonka

CITY

MN

STATE

55343

ZIP CODE

TELEPHONE: () _____ HOME

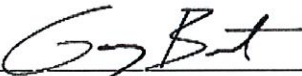
() _____ CELL

E-Mail Address carl.smith@circlek.com

The following information is submitted in support of this application:

- ☒ Completed Application for Conditional Use Permit
- ☒ NON REFUNDABLE Fee of \$300
- ☒ \$500 Escrow
- ☒ Full legal description of property (*Not from your property tax statement*)
- ☒ Depending on the Conditional Use Permit requested, the following may be required:
 - ☒ 8 copies of a Site Plan
 - ☒ 8 copies of a Sign Plan
 - ☒ 8 copies of any other appropriate plans or drawings
- ☒ A narrative explaining the purpose of the request, the exact nature of the Conditional Use Permit and the justification of the request
- ☐ Other

I fully understand that all of the above required information must be submitted at least 20 days prior to the Planning Commission meeting to ensure review by the Planning Commission on that date.


Property Owner Signature

3/13/2025

Date

COMMENTS/REVISIONS: March 25, 2025, Guide K advised CUP application was incomplete pending revised stormwater management info. 04.25.2025 Resubmission of stormwater management approved.

For more information in regard to Conditional Use Permits, go to <https://codelibrary.amlegal.com/codes/milaca/latest/overview> and search for 156.150

CITY STAFF RECEIVING
APPLICATION:

DATE: 4-28-25 AMOUNT PAID: \$ 300 CUP

RECEIPT # 16841

\$ 500 Escrow



410 10TH AVENUE SE, CITY OF MILACA, MILLE LAC COUNTY, MINNESOTA

☉	... FIRE HYDRANT	☉	... CURB STOP
○	... WATER VALVE	○	... CLEAN OUT
⊙	... MANHOLE	⊙	... MONITORING WELL
⊠	... CATCH BASIN	⊠	... BARBEQUE GRILL
⊗	... POWERPOLE	⊗	... AUTO SPRINKLER
✱	... LIGHT POLE	⊣	... BASKETBALL HOOP
⋈	... GUY	⊣	... BENCH
⊠	... TRANSFORMER	⊣	... WATER SPOUT
⊠	... ELECTRIC METER	⊠	... TRENCH DRAIN
⊠	... TV FEDESTAL	⊠	... TRAFFIC CONTROL PANEL
⊠	... TELEPHONE FEDESTAL	⊠	... STORM DISAPATER
⊠	... AIR CONDITIONER	⊠	... SATELITE DISH
⊠	... HAND HOLE	⊠	... TELEPHONE
⊠	... SEMAPHORE	⊠	... ELECTRIC FEDESTAL
⊠	... GAS METER	⊠	... FLAG POLE
S	... SANITARY SEWER	⊠	... GROUND LITE
ST	... STORM SEWER	⊠	... MAILBOX
W	... WATERMAIN	⊠	... ROOF DRAIN
T	... UNDERGROUND GAS MAIN	⊠	... TRANSMISSION TOWER
G	... UNDERGROUND TELEPHONE	⊠	... VENT PIPE
E	... UNDERGROUND ELECTRIC	⊠	... WELL
TV	... UNDERGROUND CABLE TV	⊠	... X
OV	... OVERHEAD UTILITY LINES	⊠	... FO
○	... IRON MONUMENT FOUND	⊠	... S
○	... IRON PIPE MONUMENT SET	⊠	... ST
⊠	... EXISTING SPOT ELEVATION	⊠	... T
⊠	... SOIL BORING	⊠	... TV
⊠	... SON	⊠	... OU
⊠	... DECIDUOUS TREE	⊠	... W
⊠	... CONIFEROUS TREE	⊠	... WETLAND
⊠	... DENOTES TREE AND BRUSH LIMITS	⊠	...
⊠	... DENOTES FLAMED END SECTION	⊠	...
⊠	... DENOTES FRENCH DRAIN	⊠	...

ABSTRACT PROPERTY
LOTS 1, 2, 3, BLOCK 2, SEIERS SUBDIVISION ACCORDING TO THE PLAT ON FILE AND OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER, WILLE LAC COUNTY, MINNESOTA.

THE PROPERTY CONTAINS 120,354 SQUARE FEET OR 2.76 ACRES.

THE PROPERTY IS ZONED HIGHWAY COMMERCIAL DISTRICT (C-2)

FRONT STREET	20
SIDE STREET	10
REAR YARD	10
BUILDING HEIGHT	40
IMPERVIOUS COVERAGE MAX	85%

BY GRAPHIC INTERPRETATION ONLY, THIS PROPERTY LIES IN A FLOOD ZONE X (WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) PER NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2709SC0344C. SAID RATE MAP HAS AN EFFECTIVE DATE OF APRCH 4TH, 2013. NO FLOOD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE.

12.) ACCESS RESTRICTIONS CONTAINED IN THE FOLLOWING DOCUMENTS:

- A). MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAT NO. 48-11 (RECORDING INFORMATION ILLEGIBLE).
- B). WARRANTY DEED DATED FEBRUARY 8, 1979, FILED MARCH 26, 1979, AS DOCUMENT NO. 178331.
- C). QUIT CLAIM DEED DATED FEBRUARY 8, 1979, FILED MARCH 26, 1979, AS DOCUMENT NO. 178637.
- D). WARRANTY DEED DATED MAY 2, 1979, FILED JUNE 5, 1979, AS DOCUMENT NO. 177706.
- E). MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAT NO. 48-39, FILED SEPTEMBER 10, 1984, AS DOCUMENT NO. 194065.
- F). WARRANTY DEED DATED NOVEMBER 25, 1984, FILED DECEMBER 17, 1984, AS DOCUMENT NO. 195239, PARTIALLY RELEASED BY QUIT CLAIM DEED DATED JUNE 10, 1987, FILED JULY 2, 1993, AS DOCUMENT NO. 229216. (MAPPED)
- G). EASEMENT FOR ELECTRIC TRANSMISSION LINE OR SYSTEM PURPOSES IN FAVOR OF UNITED POWER ELECTRIC CO. INC. DATED JUNE 28, 1985, FILED JULY 22, 1985, AS DOCUMENT NO. 86926, AMENDED BY PARTIAL RELEASED EASEMENT DATED MAY 20, 1987, FILED JUNE 10, 1987, AS DOCUMENT NO. 204034. (MAPPED)
- H). EASEMENTS FOR UTILITIES AND DRAINAGE ACCESS RESTRICTIONS, AND WETLANDS AS SHOWN ON THE RECORDED PLAT OF SEMERS SUBDIVISION, FILED OCTOBER 2, 1991, AS DOCUMENT NO. 221624. (MAPPED)
- I). ACCESS, DRAINAGE AND UTILITY EASEMENT IN FAVOR OF THE CITY OF MILACA, A MINNESOTA MUNICIPAL CORPORATION, DATED JULY 17, 2024, FILED JULY 19, 2024, AS DOCUMENT NO. 4441860.

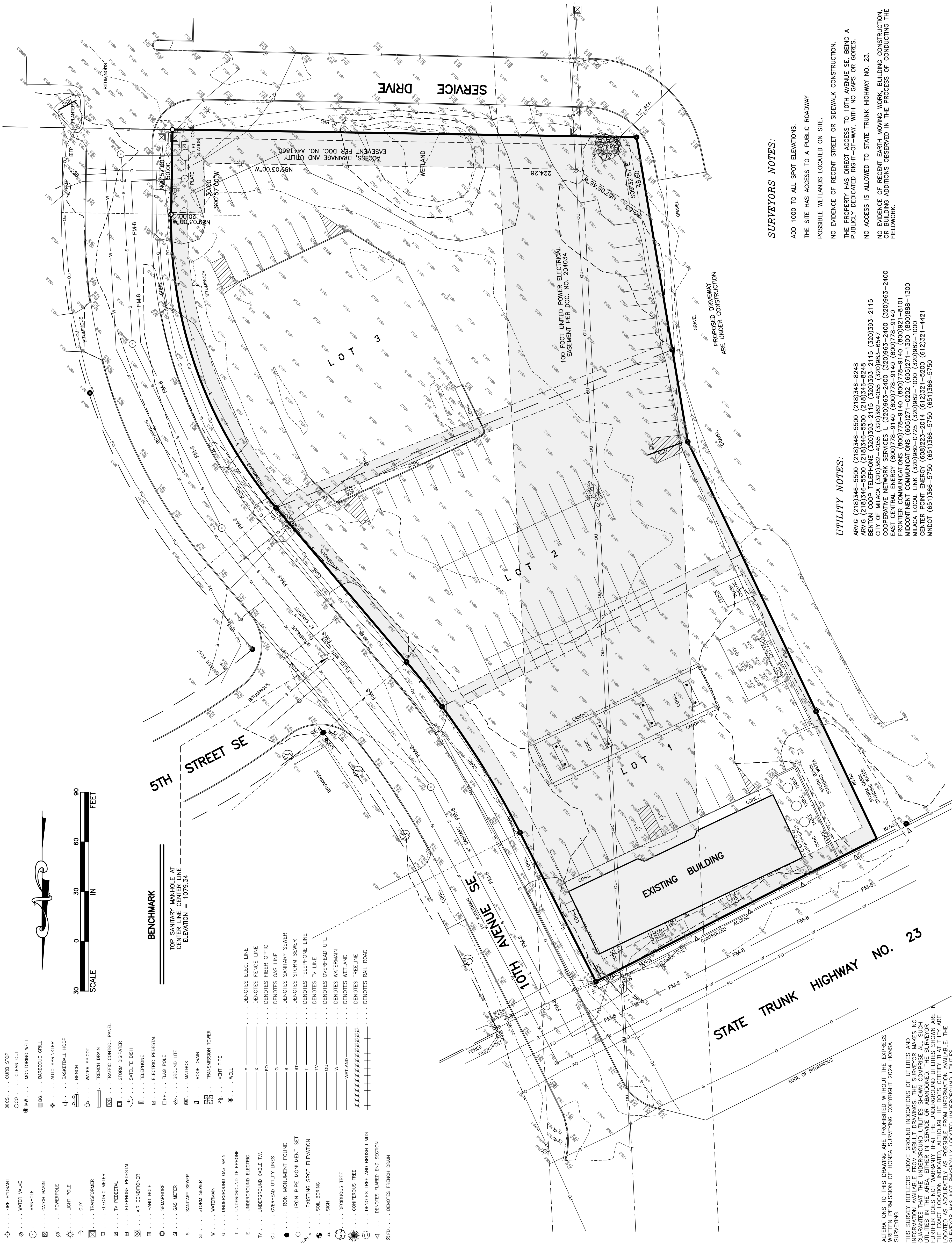
I HEREBY CERTIFY TO HOLIDAY STATISTICIANS LLC, A MINNESOTA LIMITED LIABILITY COMPANY, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS CHICAGO TITLE INSURANCE COMPANY AND CIRCLE K COMPANY, THAT THE SURVEY OF THE ABOVE REAL PROPERTY CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S SURVEY NO. CB74034 DATED AUGUST 1ST, 2024 AND THAT THIS SURVEY WAS PREPARED BY AN INDIVIDUAL WHO IS LICENSED UNDER THE STATE OF MINNESOTA AND THE SURVEY WHICH IS BASED UPON THE RECORDS OF THE LAND UNDER THE SIKES STANDARD AND THE SURVEY WHICH IS BASED UPON THE RECORDS OF THE LAND UNDER THE "MINIMUM STANDARD DETAIL FOR ALTA/LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, INCLUDES ITEMS 1, 2, 3, 4, 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801,

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NO ACCESS IS ALLOWED TO STATE TRUNK HIGHWAY NO. 213.

NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

POSSIBLE WETLANDS LOCATED ON SITE.

THE SITE HAS ACCESS TO A PUBLIC ROADWAY

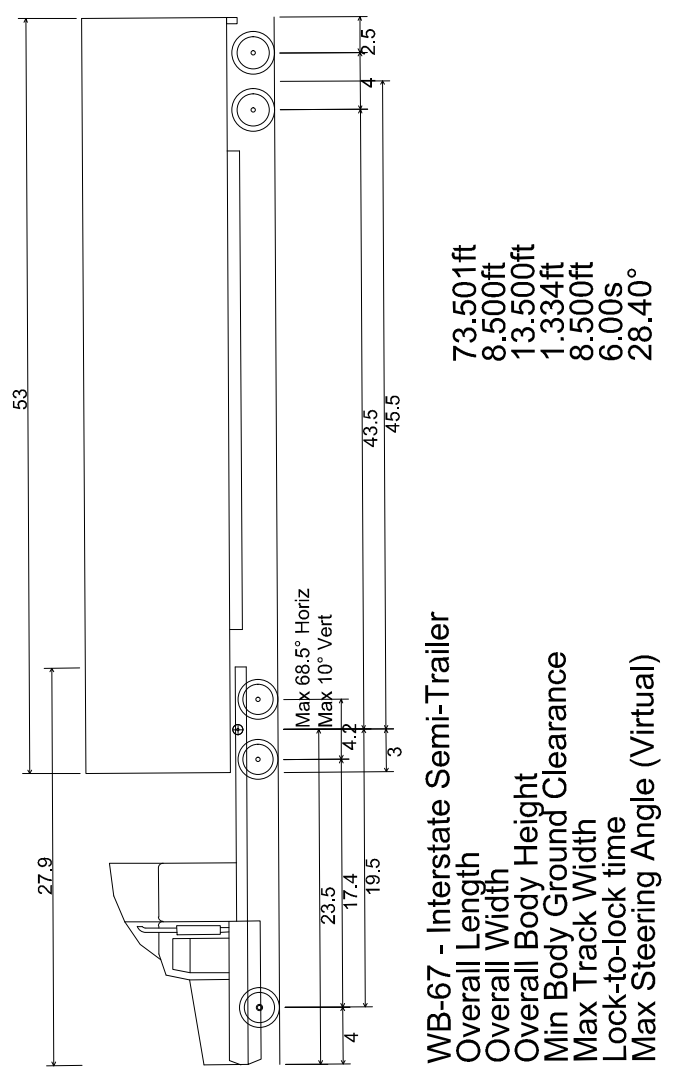
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PROFESSIONAL SEAL:

**SWC HWY 23 & 10TH AVE. S
CITY OF MILACA, MN
56353**

SHEET NUMBER:
CIRCULATION PLAN





Engineering
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Stormwater Management Compliance Statement

February 20, 2025

Holiday Stationstores, LLC – Milaca, MN

410 10th Avenue SE, Milaca, MN 56353
City of Milaca, Mille Lacs County, Minnesota
HSD Addition - Store #23020

Prepared for:

Holiday Stationstores, LLC
6000 Clearwater Dr
Suite 300
Minnetonka, MN 55343

Prepared by:

Richard Blasey
MN Licensed PE
License No. 61593

Colliers Engineering & Design

101 Crawfords Corner Road
Suite 3400
Holmdel New Jersey 07733
Main: 877 627 3772
Colliersengineering.com

Project No. 23016044A

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Conclusion	1

Appendix A

Inlet Stormwater Drainage Map

Storm Sewers Pipe Capacity Calculations

Introduction

This stormwater management compliance statement is being submitted as part of the Development Plans for Circle K Stores Inc. – HSD Addition at 410 10th Avenue Southeast (SW Corner Highway 23 and NW Corner 10th Avenue SE) Milaca, MN 56353. The purpose of this compliance statement is to summarize the proposed development's compliance regarding stormwater management.

The proposed development includes an HSD canopy addition to the existing Holiday Stationstore with associated paving, grading and utility improvements.

Compliance Statement

The existing site contains 86,815 square feet of impervious surfaces and the proposed development proposes 82,858 square feet of impervious surfaces. Therefore, the proposed development decreases impervious surfaces onsite by 3,957 square feet.

The proposed development will disturb greater than one acre of land, thus requiring a Minnesota Construction Stormwater General Permit MNR100001. The MN general permit requires permittees to design and construct a permanent stormwater treatment system to treat water quality volume if the project's ultimate development creates a net increase of one or more acres of impervious surfaces. The State of Minnesota and City of Milaca require post development stormwater rates be less than pre-development rates. Since impervious surfaces are being reduced in the proposed development, the water quality and quantity requirements do not apply to the project as a decrease in impervious surfaces will not increase stormwater runoff rates and will not negatively impact water quality.

Storm Sewer Design

Proposed storm sewers have been designed using Hydraflow Storm Sewers Software. The proposed storm sewer is designed using the Rational Method with a minimum time of concentration of 10 minutes and a Mannings "n"-value of 0.010 as all proposed pipes are PVC. A 'c' value of 0.90 was conservatively used in the design. The pipes were designed to convey the 25-year storm event to the existing storm system and the capacities were analyzed to ensure adequate sizing. Storm sewer calculations and the proposed inlet drainage area map can be found in Appendices A and B, respectively.

Conclusion

Since impervious surfaces are being reduced in the proposed development, the water quality and quantity requirements do not apply to the project as a decrease in impervious surfaces will not increase stormwater runoff rates and will not negatively impact water quality.

Appendix A

Inlet Stormwater Drainage Map Storm Sewers Pipe Capacity Calculations



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PROJECT MANAGER:
T. LUCAS
QUALITY CONTROL:
P. FURTAW
DRAWN BY:
R. TREJO
DATE ISSUED:
2/21/2025

PROJECT NAME:

**CIRCLE K #23020 HSD AND
SWC HWY 23 & 10TH AVE
CITY OF MILACA, MN
53353**



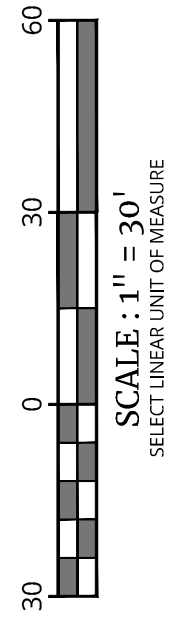
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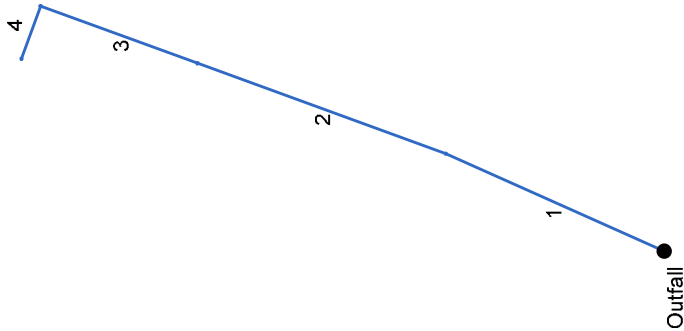
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INLET
STORMWATER
DRAINAGE MAP

SHEET NUMBER:

C125





Project File: 250212_Milaca MN Storm Sewers.stm	Number of lines: 4	Date: 2/12/2025
---	--------------------	-----------------

Line No.	Line ID	Inlet ID	Drng Area	Runoff Coeff	Tc	i Sys	Q Capt	Total Runoff	Known Q	Flow Rate	Capac Full	Vel Ave	Line Type	n-val Pipe	Line Size	Line Slope	Line Length	Invert Up	Invert Dn	
			(ac)	(C)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)			(in)	(%)	(ft)	(ft)	(ft)	
1	P-1	S-0	0.00	0.90	14.6	6.09	...	0.11	0.00	0.11	0.52	2.02	Cir	0.010	6	0.50	85.603	1078.92	1078.49	
2	P-2	S-1	0.00	0.90	12.1	6.52	...	0.12	0.00	0.12	0.51	2.05	Cir	0.010	6	0.50	94.616	1079.39	1078.92	
3	P-3	S-2	0.00	0.90	10.5	6.83	...	0.12	0.00	0.12	0.52	2.06	Cir	0.010	6	0.50	59.768	1079.69	1079.39	
4	P-4	S-3	0.02	0.90	10.0	6.95	...	0.13	0.00	0.13	0.52	2.05	Cir	0.010	6	0.50	19.991	1079.79	1079.69	
Project File: 250212_Milaca MN Storm Sewers.stm																			Date: 2/12/2025	
Number of lines: 4																				
NOTES: Intensity = 102.61 / (Inlet time + 16.50) ^ 0.82 -- Return period = 25 Yrs. ; ** Critical depth																				



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PHIL.GRAVEL@STANTEC.COM
(612) 712-2053

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CUSTSERV@CENTERPOINTENERGY.COM
(612) 321-4939

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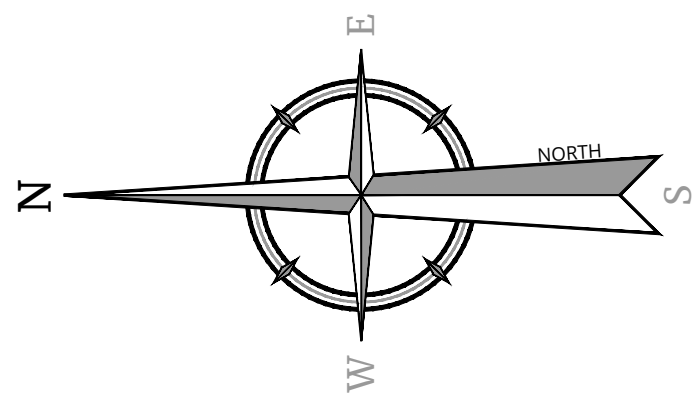
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LICENSE NUMBER: 61593
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PROFESSIONAL IN CHARGE:

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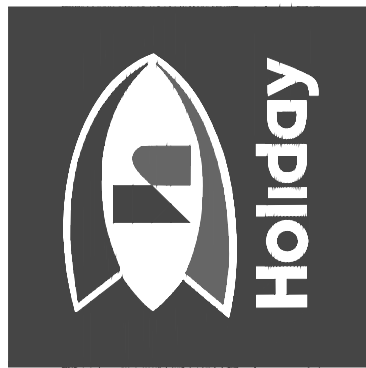
R. TREJO

DATE ISSUED: 1/10/2005

6207181/4

PROJECT NAME:

**HOLIDAY STORES
#23020 HSD ADDITION
SWC HWY 23 & 10TH AVE. SE
CITY OF MILACA, MN
56353**



HOLIDAY STATIONSTORES LLC

PROJECT NUMBER:
23016044A

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

0/0

DEMOLITION NOTES:

1. UTILITIES DESIGNATED FOR DEPOSITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL FURNISHED WITH NOTICE OF POSSESSION AND APPROVAL TO PROCEED FROM OWNER. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND ADJACENT PROPERTIES. REMOVAL BE REMOVED ENTIRELY ARE TO BE BACK FILLED IN ACCORDANCE WITH GEOTECHNICAL REPORT.
 2. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO PROVIDE SERVICE WHETHER SHOWN ON PLANS OR NOT.
 3. CONTRACTOR TO VERIFY THAT ALL UTILITIES HAVE BEEN ABANDONED OR PROPERLY SHUT/OFF PRIOR TO EXCAVATION.
 4. EXISTING UTILITIES AND TOPO LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATION WHETHER SHOWN ON PLANS OR NOT.
 5. PRIOR TO INITIATING DEPOSITION WORK, THE CONTRACTOR SHALL DEVELOP A DIGITAL PHOTOGRAPH AND VIDEO RECORD OF EXISTING UTILITIES AND ADJACENT PROPERTIES. ONE COPY OF THE PHOTOGRAPH AND/OR VIDEO RECORD SHALL BE PROVIDED TO THE OWNER AND ONE TO THE ENGINEER OF RECORD.
 6. ALL DEBRIS FROM DEPOSITION NOT BEING REUSED, SHALL BE HAULED OFF SITE AND DISPOSED OF BY LEGAL MEANS.
 7. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY FENCE, 4 FOOT MINIMUM HEIGHT, FOR THE DURATION OF ALL DEPOSITION PHASES. UPON COMPLETION OF DEPOSITION PHASES, FENCE MAINTENANCE SHALL BE RESPONSIBILITY OF THE SITE CONTRACTOR.
 8. CONTRACTOR SHALL NOT RESTRICT ACCESS TO ADJOINING PROPERTIES DURING DEPOSITION OR CONSTRUCTION. ACCESS SHALL BE MAINTAINED SO AS NOT TO INTERRUPT NORMAL OPERATIONS OF ADJACENT FACILITIES.
 9. CONTRACTOR SHALL NOT ALLOW ANY UTILITY OR SERVICE TO THE NEIGHBORING PROPERTY(S) TO BE INTERRUPTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE RESPECTIVE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY AND ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR ALL CONNECTIONS TO BE INTERRUPTED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY SERVICES (E.G. GENERATORS, PORTABLE GAS TANKS, ETC.). THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY ABANDONMENT AND REMOVAL WITH THE RESPECTIVE UTILITY COMPANIES.
 10. WORK CANNOT OCCUR OUTSIDE OF THE DEPOSITION LIMITS WITHOUT PRIOR CONSENT OF OWNER. ADJACENT OWNER AND LOCAL JURISDICTION, ANY TEMPORARY EASEMENTS REQUIRED WHICH ARE NOT DEPICTED IN THE DRAWINGS SHALL BE IN THE CONTRACTOR'S RESPONSIBILITY.
- EROSION CONTROL PRACTICES MUST BE IN PLACE AND MAINTAINED DURING DEPOSITION.

	TRAKERISE LINE CENTER
	RIGHT OF WAY LINE
	PROPERTY LINE
	EDGE OF PAVEMENT
	CURB LINE
	DEPRESSED CURB
	CHAIN FENCE
	WETLAND LINE
	MUNICIPAL BOUNDARY
	EASEMENT
	ELECTRICAL MANHOLE
	WATER MANHOLE
	TELEPHONE MANHOLE
	UNMARKED MANHOLE
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT ELEVATION
	TOP OF CURB ELEV.
	BOTTOM OF CURB ELEV.
	U/G CABLE TV LINE
	U/G FIBER OPTIC LINE
	U/G TELEPHONE LINE
	U/G ELECTRIC LINE
	OVERHEAD WIRE
	WATER MAIN
	GAS MAIN
	SAN. SEWER LATERAL
	SAN. SEWER MAIN
	STORM PIPE
	WETLAND MARKER TREE
	ROADWAY FLOW
	MAILBOX
	TRAFFIC SIGNAL POLE
	POLE MOUNTED LIGHT
	UTILITY POLE
	GUY WIRE
	TRANSFORMER
	FIRE DEPT. CONNECTION
	FIRE HYDRANT
	GAS VALVE
	SANITARY CLEANOUT
	CONCRETE MONUMENT
	CAPRED REBAR/IRON PIPE
	STORM INLET TYPE "A"
	STORM INLET TYPE "B"
	STM DBL INLET TYPE "B"
	STORM INLET TYPE "C"
	STM DBL INLET TYPE "C"
	FLARED END SECTION
	HEADWALL

ABBREVIATIONS	
D.C.	= DEPRESSED CURB
B.C.	= BOTTOM OF CURB
T.C.	= TOP OF CURB
G.	= GRATE
MB	= MAILBOX
FF	= FINISH FLOOR
UV	= UNKNOWN VALUE
MA	= MANHOLE
CL	= CENTERLINE
PM	= PARKING MEASURE
FW	= TOP OF WALL
BW	= BOTTOM OF WALL
MHW	= MEAN HIGH WATERLINE
MLM	= MEAN LOW TIDE

SCALE: 1" = 30'

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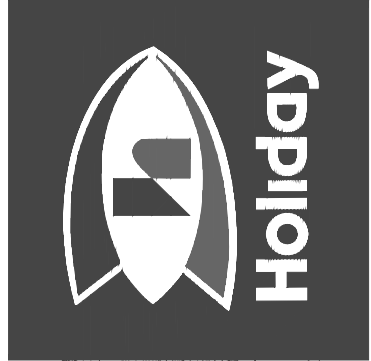
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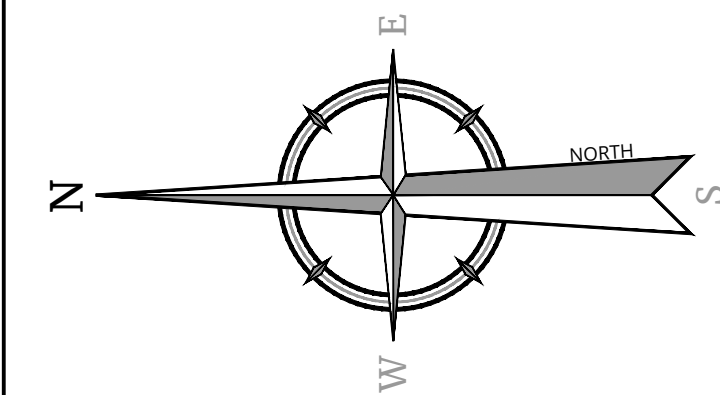
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SHEET TITLE: _____

SOIL EROSION & SEDIMENT CONTROL PLAN

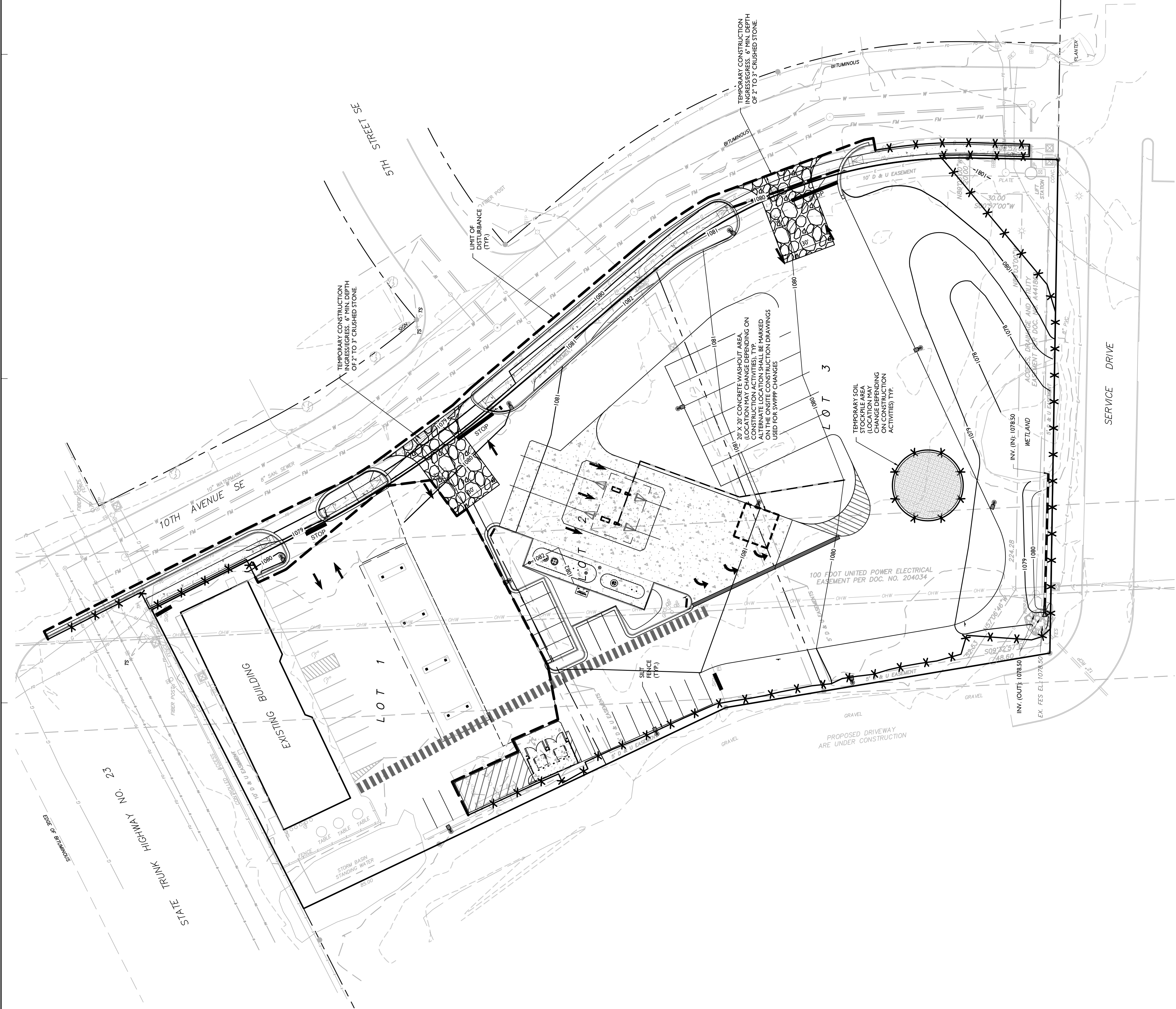
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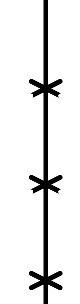


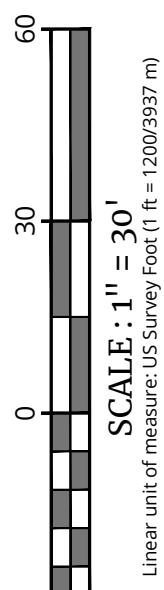
1. DOWATERING REQUIRES TREATMENT DISCHARGE OF SEDIMENT/LADEN OR OTHERWISE CONTAMINATED WATER FROM THE SITE IS NOT ALLOWED. ALL DOWATERING SHALL DISCHARGE THROUGH A FILTER BAG. IF THE BAG SHOWS SIGNS OF FAILURE, INSTALL A HAY BALE FILTER FABRIC LINED CYL OR ORBAL.
2. OFF-SITE DISCHARGE MUST NOT CAUSE EROSION OR NUISANCE CONDITIONS. DO NOT DISCHARGE INTO SEWER SYSTEMS.
3. IF FILTERS WITH BACKWASH WATER ARE BEING USED, THE BACKWASH WATER MUST BE HAULED AWAY FOR DISPOSAL. RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS OR INCORPORATED INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

1. THE SPECIFIED CLAS AND QUANTITY OF RIPRAP OR OTHER APPROVED ENERGY DISSIPATION MUST BE INSTALLED AT ALL OUTLETS WITHIN 24 HOURS OF CONNECTION.
2. ALL SLOPES IN EXCESS OF 10 PERCENT WILL BE HORIZONTALLY TRACHED OR ROUGH GRADED AT THE END OF EACH WORKING DAY. FOR SHORTER SLOPES (LESS THAN 5% FROM TOP TO BOTTOM), SLOPE TRACKING CAN BE REPLACED WITH 2" TO 6" RIDGE CUTS ACROSS THE SLOPE AT INTERVALS OF 20'.
3. IN THOSE AREAS WHERE WOOD FIBER BLANKET OR OTHER SLOPE STABILIZATION METHODS HAVE FAILED, THE SLOPE SHALL BE RE-ESTABLISHED, SEED AND TOPSOIL REPLACED, AND ADDITIONAL SLOPE TREATMENT INSTALLED.
4. FROZEN OR SNOW-COVERED GROUND DOES NOT NEGATE THE REQUIREMENT FOR EROSION MINIMIZATION BMPs.

1. NO EARTHWORK ACTIVITIES MAY COMMENCE UNTIL SEDIMENT CONTROL BMP INSTALLATION HAS BEEN INSPECTED AND APPROVED BY THE AAI. ALL APPLICABLE PERMITS ARE REQUIRED PRIOR TO THE INITIATION OF EARTHWORK ACTIVITIES. EARTHWORK ACTIVITIES SHALL BE CONDUCTED WITH AN AAI-APPROVED PLAN. THE CONTRACTOR MUST NOTIFY THE AAI FOR A SITE INSPECTION, CLEANING AND GRUBBING MAY BE PERFORMED PRIOR TO BMP INSTALLATION.
2. STORM DRAIN INLETS MUST BE PROTECTED FROM SEDIMENT INTRUSION WITH APPROPRIATE BMPs UPON COMPLETION.
3. TEMPORARY SLOPES, ETC. WILL BE SUBJECTIVE. PERIMETER SEDIMENT CONTROLS, ETC. WILL NOT BE PLACED IN NATURAL BUFFERS OR SENSITIVE WATERS, INCLUDING TOPWATER CONVEYANCES. SILT FENCE TRACKED ON PUBLIC STREETS MUST BE CLEANED AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT, WHEN DEPOSITS CAN CAUSE A HAZARD TO TRAFFIC, PROPERTY, OR PEDESTRANS. CLEAN IMMEDIATELY.
4. ALL SEDIMENT CONTROL INSTALLATIONS SHALL BE MAINTAINED IN PLACE AND MAINTAINED IN GOOD CONDITION TO THE SATISFACTION OF THE AAI ENGINEER OR QUALIFIED INSPECTOR UNTIL THE SITE HAS BEEN STABILIZED, AT WHICH TIME THEY SHALL BE REMOVED.
5. SEDIMENT CONTROL BMPs MAY BE TEMPORARILY REMOVED IF REQUIRED TO ACCOMMODATE SHORT-TERM ACTIVITIES. HOWEVER, THE BMPs MUST BE IMMEDIATELY RE-ESTABLISHED UPON COMPLETION OF THE ACTIVITIES. ALL REMOVED BMPs SHALL BE REINSTALLED BEFORE THE NEXT RAIN EVENT, EVEN IF THE SHORT-TERM ACTIVITIES ARE NOT COMPLETED.
6. ALL SEDIMENT CONTAINMENT FEATURES (TRACKING PADS, SILT FENCES, ETC) SHALL BE CLEANED OUT WHEN 1/3 OF THE CAPACITY IS DISMISSED.
7. IF DOWN GRADIENT SEDIMENT CONTROLS ARE OVERLOADED (IDENTIFIED BY FREQUENT FAILURE OR OVERFLOW), THE CONTRACTOR SHALL BE REQUIRED TO RELOCATE OR REINSTATE THE BMPs. THE BMPs MUST BE UPDATED TO REFLECT THESE CHANGES.
8. BMPs MUST BE REMOVED UPON FREEZE UP TO REDUCE THE POTENTIAL FOR STREET FLOODING. THE SLOPE PROTECTION MUST BE REINSTALLED AT THE END OF THE WINTER BEFORE THE NEXT RAIN EVENT.
9. UNLESS INFEASIBLE DUE TO LACK OF PREVIOUS OR VEGETATED AREAS, DISCHARGES FROM BMPs MUST BE DIRECTED TO A DRAINAGE AREA. THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO PREVENT EROSION, IF NECESSARY, TO MINIMIZE EROSION.
10. ALL TRENCHES AND OTHER SENSITIVE SEDIMENT CONTROL FEATURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE AND NOT BEFORE THE UPWARD SLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
11. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE AND PREPARED AND SEEDED WITH THE APPROPRIATE SEED MIX AS DIRECTED BY THE ENGINEER.
12. FROZEN OR SNOW-COVERED GROUND DOES NOT NEGATE THE REQUIREMENT FOR SEDIMENT CONTROL BMPs.



SOIL EROSION LEGEND	
PROPOSED INLET FILTER	
PROPOSED AREA OF TEMPORARY TOPSOIL STOCK PILE	
PROPOSED 30" REINFORCED SILT FENCE	
PROPOSED LIMIT OF DISTURBANCE / SILT FENCE	
PROPOSED CONSTRUCTION #1 ENTRANCE, 1 1/2'-2' Ø STONE (50' LONG X 25' WIDE X 12")	



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PROFESSIONAL SEAL:

Rev. Gary

Richard Frederick Blasey
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LICENSE NUMBER: 61593
COLLIERS ENGINEERING & DESIGN, INC.

PROFESSIONAL IN CHARGE:

R. BLASEY, P.E.

PROJECT MANAGER:

T. LUCAS

QUALITY CONTROL:

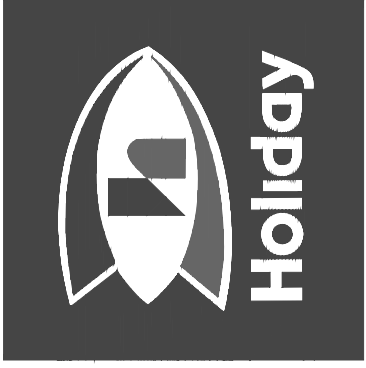
P. FURTAU

DRAWN BY:

R. TREJO

PROJECT NAME:

**HOLIDAY STORES
#23020 HSD ADDITION
SWC HWY 23 & 10TH AVE. SE
CITY OF MILACA, MN
56353**



HOLIDAY STATIONSTORES LLC

PROJECT NUMBER:

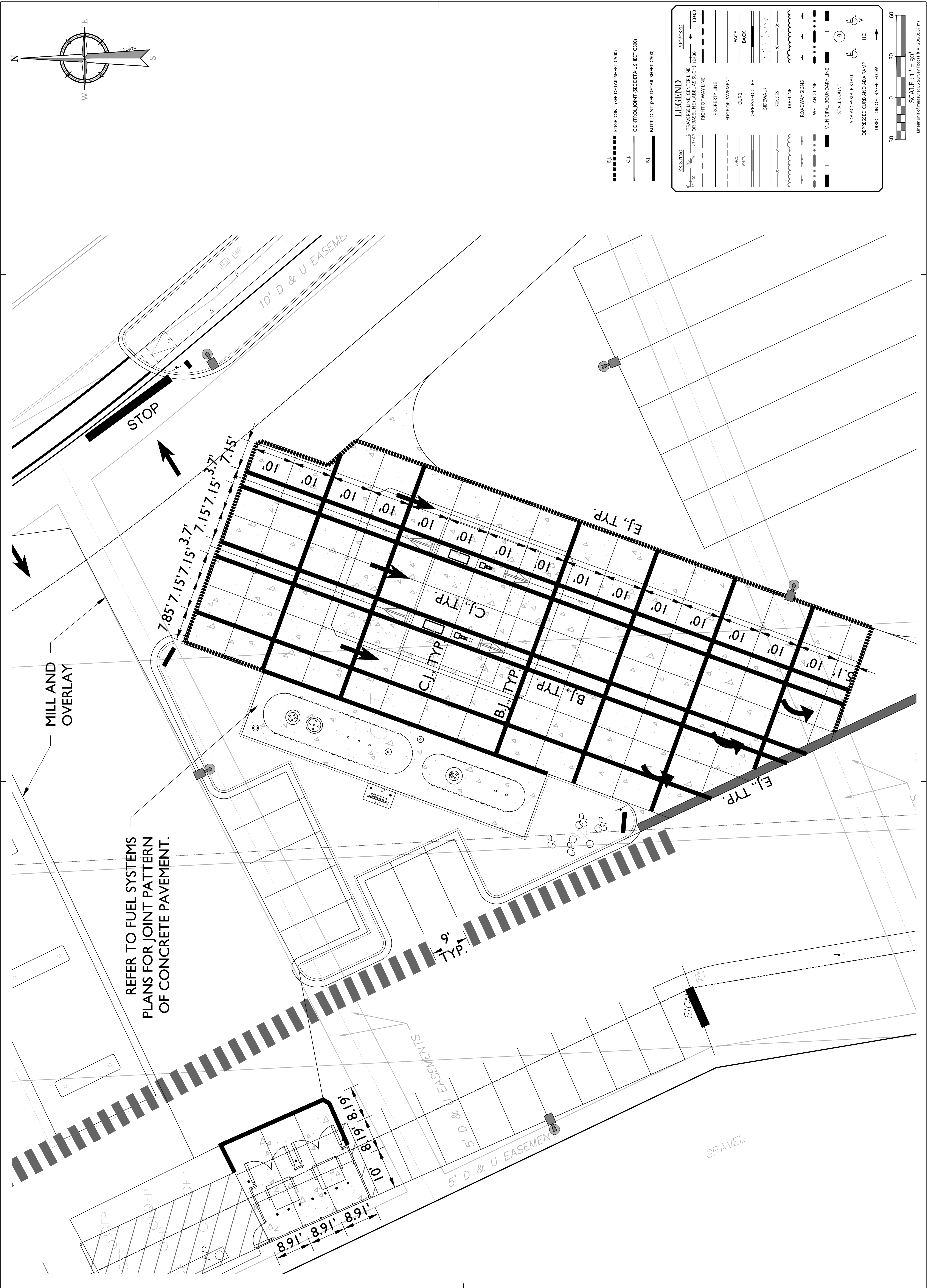
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SHEET TITLE:

JOINT PLAN

SHEET NUMBER:

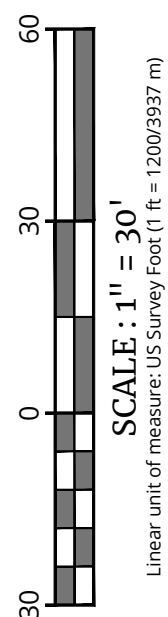
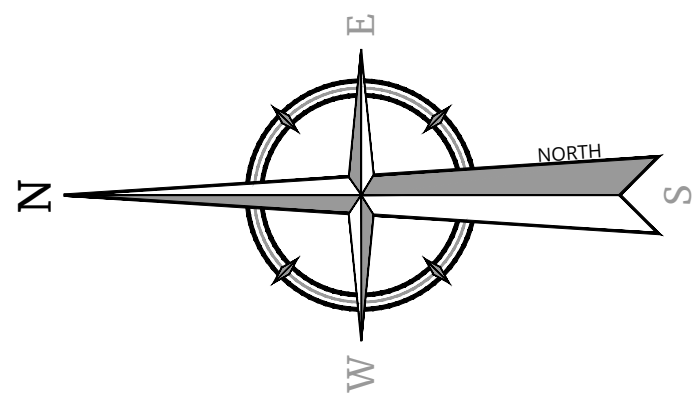
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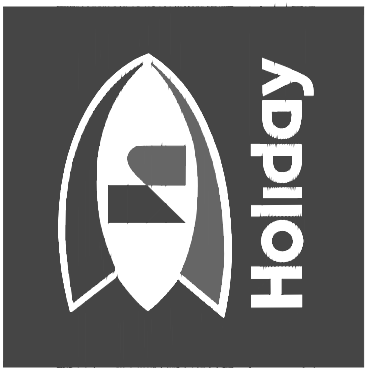
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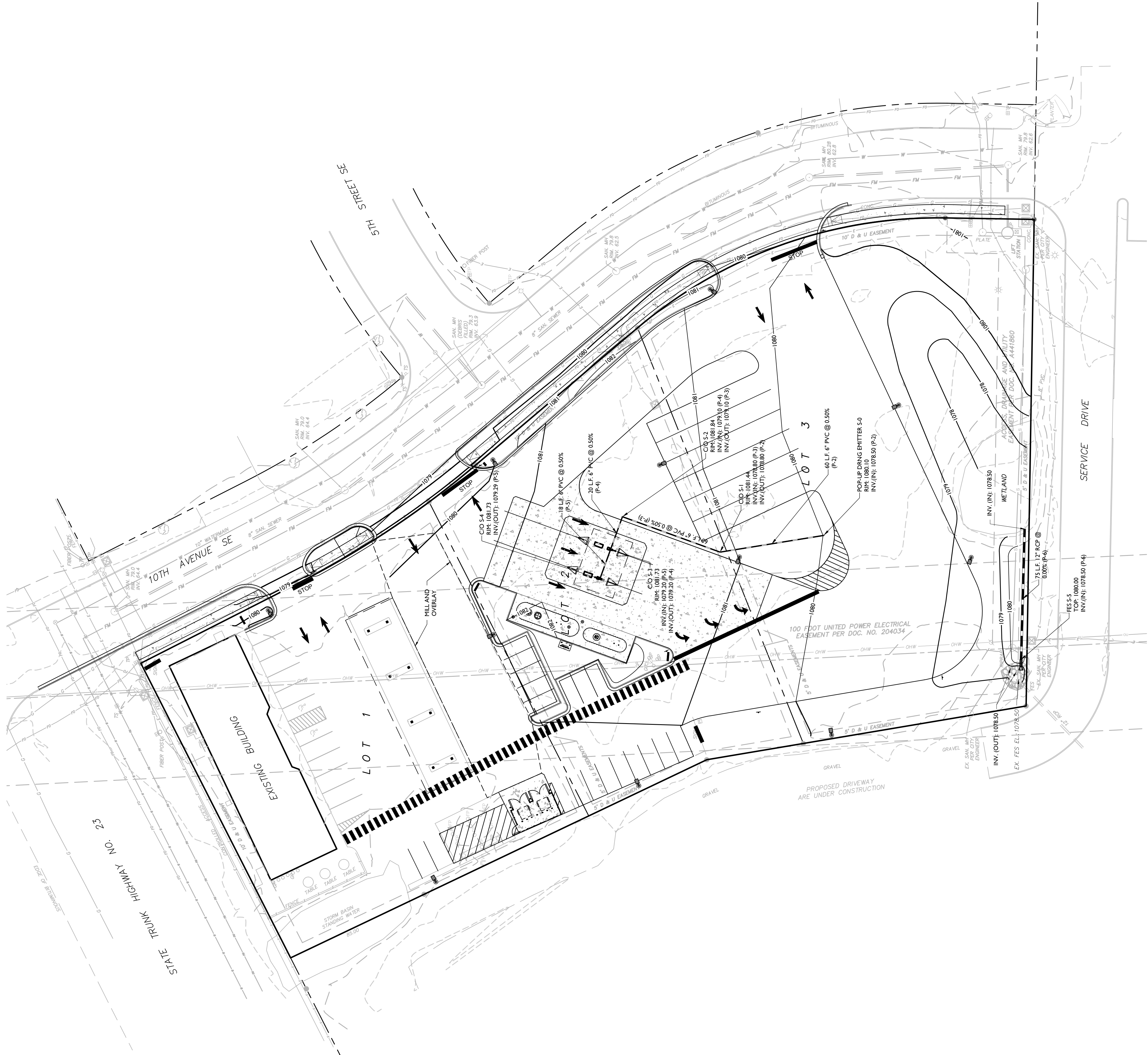
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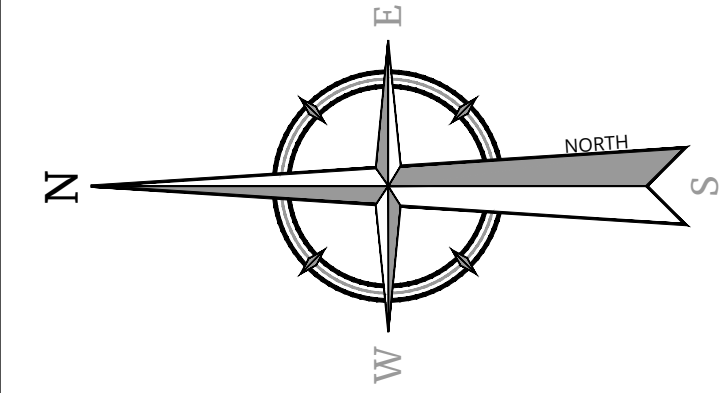


Abstract



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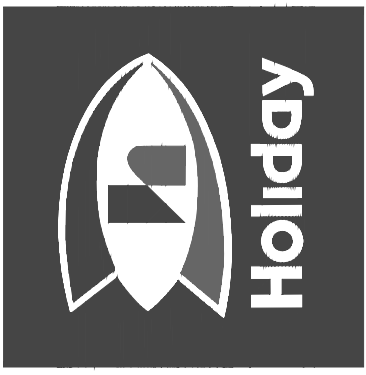
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DRAWN BY:
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DATE ISSUED:
4/18/2025

PROJECT NAME:

HOLIDAY STATIONSTORES
#23020 HSD ADDITION
SWC HWY 23 & 10TH AVE. SE
CITY OF MILACA, MN
56353



HOLIDAY STATIONSTORES, LLC
PROJECT NUMBER:
23016044A
SHEET TITLE:

GRADING PLAN

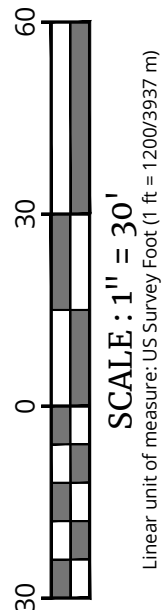
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GRADING NOTES

- REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR REQUIRED EROSION AND SEDIMENT CONTROL MEASURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE VEGETATION HAS OCCURRED COMPLETELY.
- ALL SILT FENCE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
- SILT FENCE, LUTE MESH, AND/OR EROSION CONTROL BLANKETS WILL BE USED ON STEEP SLOPES AND WHEREVER NECESSARY TO CONTROL EROSION AND SILTATION OF EXISTING DRAINAGE SYSTEMS AS ORDERED BY THE ENGINEER OR SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION EITHER BY MULCH OR TEMPORARY SEEDING WITHIN 2 WEEKS OF DISTURBANCE.
- ALL SITE GRADING MUST BE PERFORMED TO INSURE POSITIVE DRAINAGE ACROSS THE ENTIRE SITE, THROUGHOUT THE PERIODS OF CONSTRUCTION AND AFTER PROJECT COMPLETION.
- EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE STATE GUIDELINES FOR EROSION SEDIMENT CONTROL MANUAL, COUNTY HEALTH DEPARTMENT, AND THE CITY REQUIREMENTS.
- IN GENERAL, EARTHWORK AND PAVEMENT CONSTRUCTION SHOULD BE PERFORMED IN ACCORDANCE WITH THE LATEST STATE DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE NOTED.
- REMOVE ANY EXISTING TOPSOIL, ORGANIC SOILS, UNSUITABLE FILL, VEGETATION, TREES OR OTHER DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE SOIL. TREE ROOTS SHOULD BE COMPLETELY REMOVED.
- EXCAVATE TO THE DEPTH OF THE FINAL SUBGRADE ELEVATION TO ALLOW FOR GRADE CHANGES AND THE PLACEMENT OF THE RECOMMENDED PAVEMENT SYSTEM.
- ON SITE FILL MATERIAL CAN BE USED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT. IF THE REQUIRED COMPACTION AND DRY DENSITY OF THE SITE MATERIAL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
- THE FINAL SUBGRADE SHOULD BE THOROUGHLY PROPOSED USING A LOADED TANKER AND TRUCK UNDER THE OBSERVATION OF GEOTECHNICAL PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
- THE AGGREGATE BASE SHOULD BE COMPACTED TO ACHIEVE A MINIMUM OF 95 PERCENT OF THE MAXIMUM MODIFIED PROCTOR DRY DENSITY. THE BASE AND SUBGRADE COMPACTION SHOULD EXTEND A MINIMUM OF 12 INCHES BEYOND THE PAVED EDGE OR BACK OF CURB.

LEGEND	
EXISTING	PROPOSED



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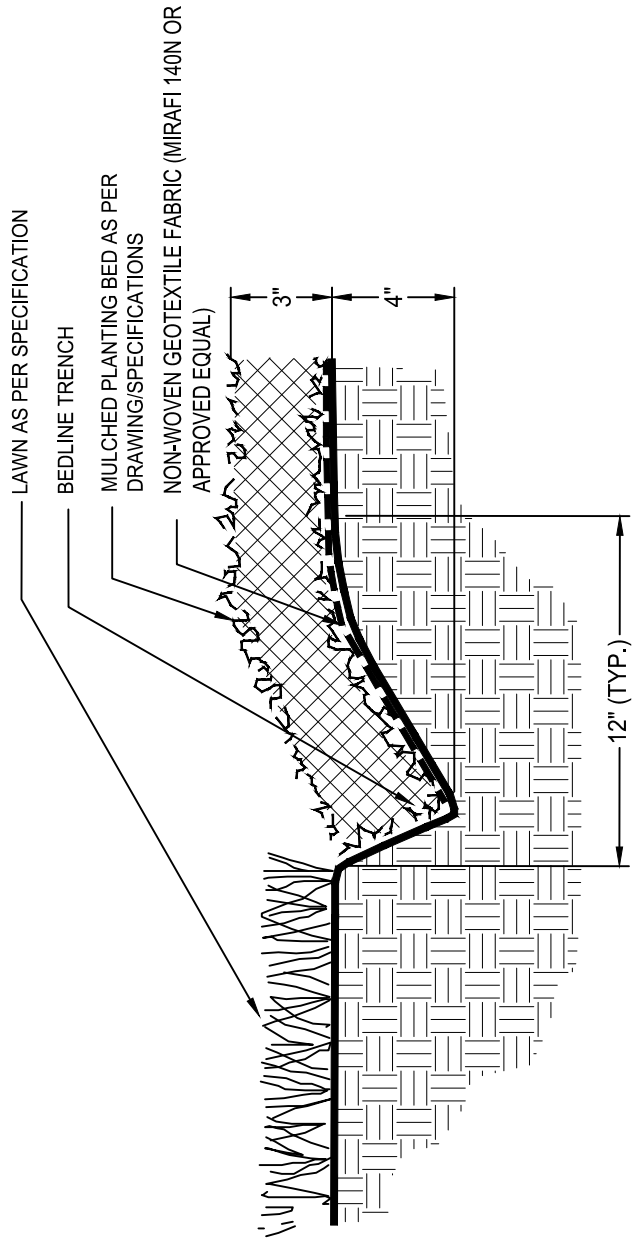
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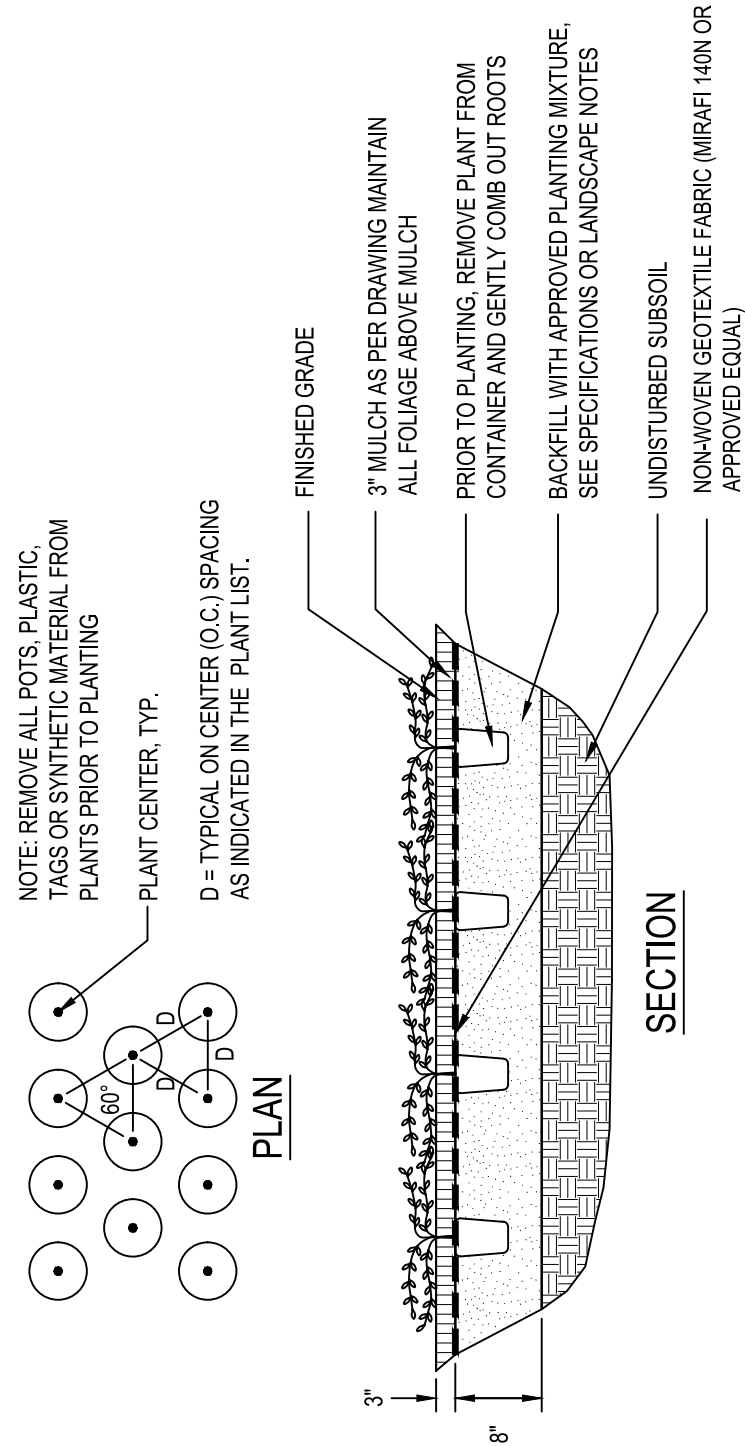
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PLANTING BED EDGE TREATMENT



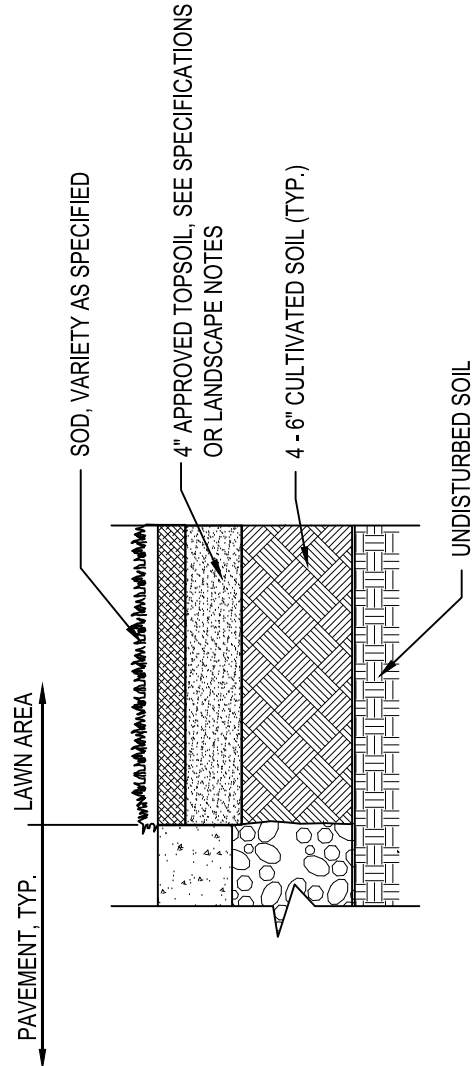
N.T.S.

GROUND COVER / PERENNIAL / BULB PLANTING



N.T.S.

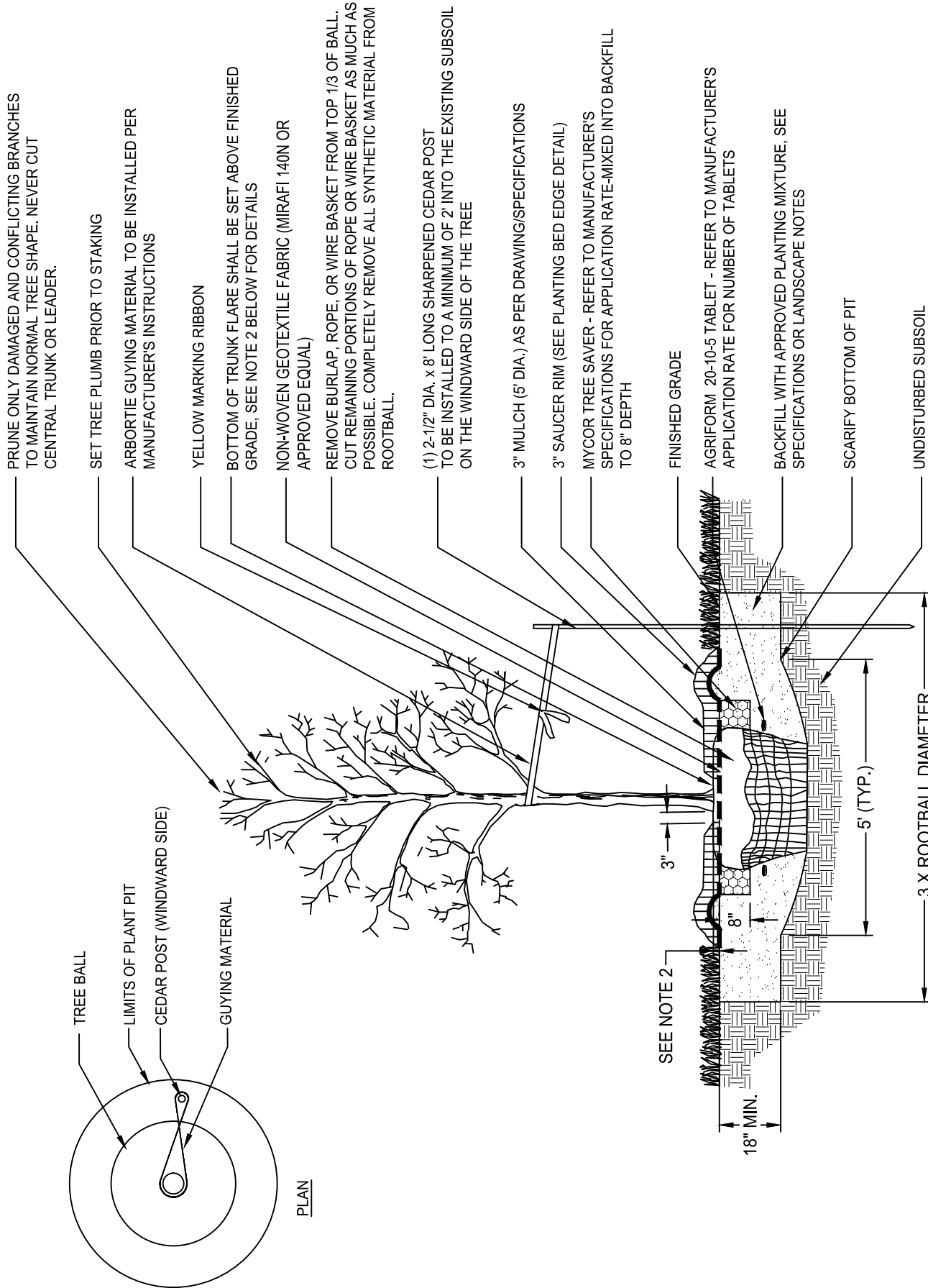
SOD INSTALLATION DETAIL



SODDING PROCEDURE:

- CULTIVATE ENTIRE AREA TO 4"-6" DEPTH. HANDRAKE SMOOTH. SPREAD 4" OF TOPSOIL.
- APPLY ANY SOIL MODIFICATIONS AS NECESSARY (SEE SPECIFICATIONS OR LANDSCAPE NOTES).
- WATER AREA TO BE SODDED PRIOR TO LAYING SOD.
- LAY AND ROLL SOD AND WATER THOROUGHLY.
- SOD IS TO BE INSTALLED SUCH THAT TOP OF SOD AND ROOT LAYER IS LEVEL WITH THE TOP OF PAVEMENT.
- DO NOT LAY DORMANT SOD OR INSTALL SOD ON FROZEN OR SATURATED SOIL.
- DO NOT OVERLAY EDGES.

N.T.S.



NOTES:

- MAINTAIN A 3" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
- THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
FOR SANDY OR LOAMY SOILS: 3"
FOR CLAY OR POORLY DRAINED SOILS: 1"
- THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE REVIEWED WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH THE FAREST POSSIBLE.

DECIDUOUS TREE PLANTING LESS THAN 4" CAL.

N.T.S.

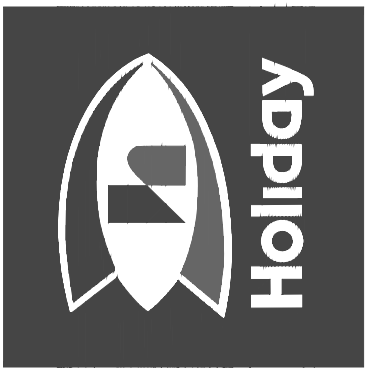
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R. CASTELLO
DATE ISSUED:
2/18/2025

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PROJECT NUMBER:
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SHEET TITLE:

LANDSCAPE
DETAILS

SHEET NUMBER:

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