



ORDINANCE NO. 2014 - 2

**AN ORDINANCE AMENDING THE ZONING MAP
OF HAVEN TOWNSHIP, MINNESOTA**

RECITALS

- A. Pederson Land Limited Partnership (“Applicant”) submitted a written request to the Haven Township Town Board (“Town Board”) to rezone a portion of the property addressed as 2150 - 12th Street SE, St. Cloud, MN 56301 and having PID#: 25-006-1300.
- B. The portion of the property Applicant wishes to rezone is legally described on the attached **Exhibit A** (“Property”).
- C. The Property consists of approximately 14.5 acres, the majority of which is zoned Industrial pursuant to Section 9 of the Haven Township Zoning Code (“Code”).
- D. The last roughly 450 feet of the eastern end of the Property is currently zoned Commercial pursuant to Section 8 of the Code.
- E. Applicant wishes to have the Property uniformly zoned Industrial.
- F. Pursuant to Minn. Stat. § 462.357, Subd. 3, the Haven Township Planning Commission (the “Planning Commission”) and Town Board noticed and held a public hearing to consider Applicant’s request on July 15, 2013.
- G. The Planning Commission recommends to the Town Board that the Property be rezoned pursuant to Applicant’s request.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF HAVEN
TOWNSHIP THAT:**

1. **Adoption.** For the purposes of promoting the public health, safety, morals and general welfare, the Town Board of Haven Township hereby adopts this Ordinance amending the zoning map of the Township for the purposes of promoting uniformity in zoning. After review of the matter, and based on the Planning Commission’s recommendation and the testimony and evidence received at the public hearing, the Town Board finds that the Property is hereby rezoned from Commercial to Industrial.

TORRENS

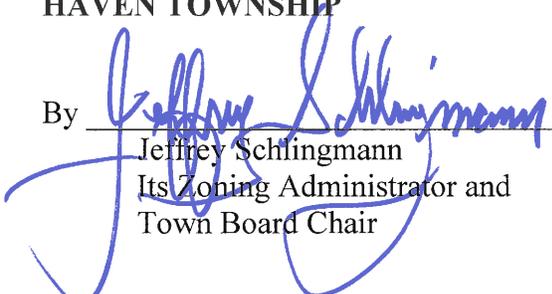
2. **Summary Publication.** Four-fifths (4/5) of the Town Board direct the Town Clerk to publish only the title and a summary of Ordinance No. 2014 - 2. The following is the official summary of Ordinance No. 2014 - 2 approved by the Town Board on June 16, 2014:

**AN ORDINANCE AMENDING THE ZONING MAP OF HAVEN TOWNSHIP,
MINNESOTA**

The Town Board amended its zoning map by rezoning the last roughly 450 feet of the eastern end of the property addressed as 2150 - 12th Street SE, St. Cloud, MN 56301 and having PID#: 25-006-1300 from Commercial to Industrial.

Adopted this 16th day of June, 2014.

HAVEN TOWNSHIP

By  _____
Jeffrey Schlingmann
Its Zoning Administrator and
Town Board Chair

ATTEST:

 _____
Mike Zniewski, Its Town Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF SHERBURNE)

On this 16th day of June, 2014, before me, a Notary Public for this County, personally appeared Jeffrey Schlingmann, the Haven Zoning Administrator and Town Board Chair, who I know to be the person described in the foregoing instrument, and who acknowledged that he executed that instrument as his free act and deed.

 _____
Notary Public

THIS INSTRUMENT DRAFTED BY:
RINKE NOONAN (DJM)
1015 West St. Germain Street, Suite 300
P.O. Box 1497
St. Cloud, MN 56302-1497
(320) 251-6700
Our File No. 5097-0083

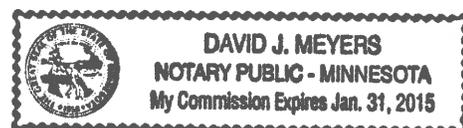


EXHIBIT A
Legal Description

All that part of the following described real property lying in the Southeast Quarter of the Northeast Quarter, Section 6, Township 35, Range 30, Sherburne County, Minnesota: That part of the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter, Section 6, Township 35, Range 30, Sherburne County, Minnesota, described as follows: Commencing at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence N 01°48'45" W, on an assumed bearing, along the east line of said Southeast Quarter of the Northeast Quarter, a distance of 33.02 feet, to the north line of the south 33.00 feet of said Southeast Quarter of the Northeast Quarter; thence continue N 01°48'45" W, along said east line, a distance of 707.37; thence N 89°57'42" W, a distance of 881.40 feet, to the point of beginning of the tract to be described; thence S 01°05'23" E, a distance of 307.06 feet; thence N 89°57'42" W, a distance of 800.16 feet; thence S 01°05'23" E, a distance of 400.08 feet, to the north line of the south 33.00 feet of said Southwest Quarter of the Northeast Quarter; thence N 89°57'42" W, along the north line of the south 33.00 feet of said Southwest Quarter of the Northeast Quarter, a distance of 631.65 feet; thence N 00°02'18" E, a distance of 400.00 feet, to the north line of the south 433.00 feet of said Southwest Quarter of the Northeast Quarter; thence S 89°57'42" E along said north line of the south 433.00 feet, a distance of 168.08 feet; thence N 01°48'45" W, a distance of 307.16 feet, to a line which bears N 89°57'42" W from the point of beginning; thence S 89°57'42" E, a distance of 1259.72 feet, to the point of beginning.