

Environmental Services Department

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STEARNS COUNTY PLANNING COMMISSION MEETING

Stearns County Service Center – Room 121(BCD)

3301 County Road 138, Waite Park, MN

Thursday, July 20, 2017

7:00 P.M.

AGENDA

Pledge of Allegiance

Public Hearings

1. To consider a **conditional use permit** application for a Major Shoreland Alteration submitted by **Gary Konsor** on behalf of the **Richard and Gwentha Konsor Trust** of Avon, MN, according to the requirements of Section 10.2.14 D. of Stearns County Land Use and Zoning Ordinance #439 to fill two areas on the property for lessening the slope steepness for a future lawn area and to reclaim a ravine that has been washed out. The property under consideration is located at 38403 Tamarack Lane, Avon, MN, 56310 on 5.28 Acres of Government Lot 4, Section 31, T126N, R30W, Holding Township.
2. To consider a **conditional use permit** application for a Major Shoreland Alteration submitted by **Benjamin Stockinger** of Scenic Specialties Landscape Professionals on behalf of **Susan Schmidt** of St. Cloud, MN, according to the requirements of Sections 10.2.11 B. (3) (a), 10.2.14 B. (1) and 10.2.14 I. (2) (c) of Stearns County Land Use and Zoning Ordinance #439 to construct six new concrete block retaining walls more than four feet in cumulative height for ornamental purposes and to construct new stairways. The property under consideration is located at 29564 Lilac Rd., St. Joseph, MN 56374 on 1.50 Acres of Government Lot 7 in Section 16, T124N, R30W, Collegeville Township.
3. To consider a **conditional use permit** application for a Major Shoreland Alteration submitted by **Randy West of WW Services on behalf of David Metz** of Shorewood, MN, according to the requirements of Sections 10.2.14 D. and 10.2.14 I. (2) (c) of Stearns County Land Use and Zoning Ordinance #439 to excavate to clean out and deepen an existing drainageway for more storage capacity and to construct five new fieldstone boulder retaining walls. The property under consideration is located at 18602 Edgeview Rd., Richmond, MN 56368 on 5.20 Acres of Government Lot 5, Section 31, T123N, R30W, Wakefield Township.

4. To consider a **conditional use permit** application for a Major Shoreland Alteration submitted by **John McDowall**, St. Augusta, MN, according to the requirements of Sections 10.2.11 B. (3) (a), 10.2.14 B. (1) and (3) and 10.2.14 I. (2) (c) of Stearns County Land Use and Zoning Ordinance #439 to place natural fieldstone rock riprap along the shoreline, to excavate and level an area for a paver patio, to construct two new fieldstone boulder retaining walls more than four feet in cumulative height for ornamental purposes and to construct a new stairway to access the shoreline. The property under consideration is located at 17612 Waters Edge Ct., Cold Spring, MN, 56320 on Lot 2, Block 2, Conservation On Big Fish, Section 29, T124N, R30W, Colledgeville Township.

5. To consider a **rezoning** request submitted by **Craig Ruegemer**, Sartell MN on behalf of **Ronald and Janet Ruegemer**, St. Joseph MN to rezone approximately 13 acres from the Agricultural 40 zoning district to the Residential 5 zoning district in accordance with Section 4.10 of Stearns County Land Use and Zoning Ordinance #439. The property under consideration is part of NW1/4 NE1/4 and NE1/4 NE1/4, in Section 25, lying southwesterly of County Road 4, St. Wendel Township (125/29). Property address is 33915 County Road 4 St. Joseph.

6. To consider a **conditional use permit** request submitted by **Gregory Illes**, Belgrade, MN according to Sections 4.8, 6.40 and 9.10.5F of Stearns County Land Use and Zoning Ordinance #439 to operate a motor vehicle repair business in the Commercial zoning district. The property under consideration is part of the NE1/4 NE1/4, lying westerly of US Hwy 71 and southerly of County Road 13 in Section 16 of Lake George Township (124/34). The property address is 30099 County Road 13, Belgrade MN

7. To consider a **rezoning** request submitted by **US Solar**, Minneapolis MN on behalf of **John and Mary Lou Udermann**, Sartell MN to rezone approximately 15 acres from the Residential 10 to the Agricultural 40 zoning district in accordance with Section 4.10 of Stearns County Land Use and Zoning Ordinance #439. The property under consideration is part of the SE1/4NW1/4 and part of Government Lot 2, Section 33, lying westerly of County Road 1, Brockway Township (126/28).

8. To consider a **conditional use permit** request submitted by **US Solar**, Minneapolis MN on behalf of **John and Mary Lou Udermann**, Sartell MN according to Sections 4.8, 6.51 and 9.3.5U of Stearns County Land Use and Zoning Ordinance #439 to construct a 1MW community solar garden in the Agricultural 40 zoning district. The property under consideration is part of the SE1/4NW1/4 and part of Government Lot 2, Section 33, lying westerly of County Road 1, Brockway Township (126/28).

9. To consider a **conditional use permit** request submitted by **Sam DeLeo**, St. Cloud, MN on behalf of **Thomas Kowalkowski** Sartell, MN according to Sections 4.8 and 7.6.5 of Stearns County Land Use and Zoning Ordinance #439 to do a conventional subdivision in the Conservation Design Overlay District. Specifically, the request is to plat the entire property into 1 residential lot. The property under consideration is located in part of the NW1/4NE1/4 and NE1/4NE1/4 in Section 08, Avon Township (124/30), lying at the west of Kalla Lake Road.

10. To consider a **conditional use permit** request submitted by **Sam DeLeo**, St. Cloud, MN on behalf of **Thomas Kowalkowski** Sartell, MN according to Sections 4.8 and 7.6.5 of Stearns County Land Use and Zoning Ordinance #439 to do a conventional subdivision in the Conservation Design Overlay District. Specifically, the request is to plat the entire property into 2 residential lots and 2 outlots. The property under consideration is Outlot B and E of Al's Airy Point Sub-Division in Section 16, Collegeville Township (16/30), lying at the east and west of Kestral Lane.

11. Minutes for June 15, 2017