

Environmental Services Department

Administration Center Rm 343 • 705 Courthouse Square • St. Cloud, MN 56303
320-656-3613 • Fax 320-656-6484 • 1-800-450-0852

STEARNS COUNTY PLANNING COMMISSION MEETING

Stearns County Service Center – Room 121(BCD)

3301 County Road 138, Waite Park, MN

Thursday, August 17, 2017

7:00 P.M.

AGENDA

Pledge of Allegiance

Public Hearings

1. To consider an **After the Fact conditional use permit** application for a **Major Shoreland Alteration** submitted by **Todd and Meghean Shea** of Excelsior, MN, according to the requirements of Sections 4.15, 4.15.2, 10.2.11 B. (3) (a), 10.2.14 B. (3) and 10.2.14 I. (1) (d) and (2) (c) of Stearns County Land Use and Zoning Ordinance #439 to keep as constructed After the Fact, retaining walls and a paver patio more than four feet in cumulative height for ornamental purposes. In addition, they are proposing to place natural fieldstone rock riprap along the shoreline, excavate an area to create a level space in the lawn, construct a fieldstone boulder retaining wall behind the excavated area and construct two new stairways. The property under consideration is located at 21128 Elmway Rd., Richmond, MN 56368 on Lot 4 and part of Lot 5, Block 1 of Flyaway Beach, Section 35, T123N, R31W, Munson Township.
2. To consider a request for a **conditional use permit** submitted by **New Munich Solar LLC**, Radnor PA on behalf of **AG-GRO INC**, Melrose MN according to Sections 4.8, 6.51 and 9.2.5T of Stearns County Land Use and Zoning Ordinance #439 to construct a 1MW community solar garden on approximately 10 acres in the Agricultural 80 zoning district. The property under consideration is part of the SW1/4 NE1/4, Section 7, lying west of State Highway 237 and north of Riverview Road, Oak Township (125/32).
3. To consider a **rezoning** request submitted by Bryan Brophy, St. Joseph MN on behalf of **Alan & Rebeka Ressemen**, Reva VA to rezone approximately 71 acres from the Agricultural 40 zoning district to the Commercial 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 W1/2 SE1/4, in Section 35, lying north of County Rd 6, St. Joseph Township (124/29).

4. To consider a request for a **conditional use permit** submitted by Bryan Brophy, St. Joseph MN on behalf of **Alan & Rebeka Ressemen**, Reva VA according to Sections 4.8, 6.38 and 9.10.5R of Stearns County Land Use and Zoning Ordinance #439 to operate a light manufacturing business, including office and showroom, in the Commercial zoning district. The property under consideration is part of the W1/2 SE1/4, in Section 35, lying north of County Rd 6, St. Joseph Township (124/29).

5. To consider a **rezoning** request submitted by **Daniel and Marie Bullert**, Avon MN to rezone approximately 22 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 Lot 2 Block 1 Two Rivers Addition, in Section 6, lying south of Two Rivers Road, Avon Township (125/30). Property address is 18703 Two Rivers Rd, Avon.

6. To consider a **rezoning** request submitted by **A+ Custom Homes**, Richmond MN to rezone approximately 50 acres from the Agricultural 40 zoning district to the Residential 10 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 SE1/4 of the SE1/4 Section 19, part of the E1/2 of the NE1/4 and part of the NE1/4 of the SE1/4 Section 30, lying southwest of Frostview Road, east of Fortress Road, west of Frostview Court and north of Zumwalde Lake, Wakefield Township (123/30).

7. Minutes of July 20, 2017