

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, September 21, 2017
6:00 P.M.

AGENDA

Pledge of Allegiance

Public Hearings

1. To consider a **conditional Use Permit** application for a Major Shoreland Alteration submitted by **Jeffrey and Pamela Gooding** of Sartell, MN, according to the requirements of Section 10.2.14 D., 10.2.14 I. (1) (d) and 10.2.14 J. (1) of Stearns County Land Use and Zoning Ordinance #439 to excavate the slope to the Mississippi River, to construct fieldstone boulders to retain the excavated area and to place sand within the floodplain. The property under consideration is located at 2854 Winnebago Rd., Sartell, MN 56377 on Lots 12 and 13, Block 1 of Winnebago Addition, Section 10, T125N, R28W, LeSauk Township.
2. To consider a **conditional use permit** application for a Major Shoreland Alteration submitted by **Jerry Konz** of JK Landscape and Construction LLC on behalf of **Gary and Lori Kloos** of Richmond, MN, according to the requirements of Sections 10.2.11 B. (3) (a), 10.2.14 B. (3), 10.2.14 D. and 10.2.14 I. (2) (b) of Stearns County Land Use and Zoning Ordinance #439 to place natural fieldstone rock riprap along the shoreline, construct a new stairway to the lakeshore, excavate for subsurface soil corrections and to construct retaining walls more than four feet in cumulative height to replace existing walls that are failing. The property under consideration is located at 18578 Cedar Lane, Richmond, MN 56368 on Lot 4, Block 2 and Outlot A of Cedar Island Park, Section 31, T123N, R30W, Wakefield Township.
3. To consider a **conditional use permit** application for a Major Shoreland Alteration submitted by **D.H. Blattner and Sons Inc.** of Avon, MN, according to the requirements of Section 10.2.14 D. of Stearns County Land Use and Zoning Ordinance #439, to cut, fill and construct stormwater facilities on 32.9 acres. The property under consideration is located at 16767 County Road #9, Avon, MN 56310 on 51.80 acres of Government Lot 2 in Section 34, T125N, R30W, Avon Township.

4. To consider an **After the Fact conditional use permit** application for a Major Shoreland Alteration submitted by **Joshua and Sarah Trisko** of Sauk Centre, MN, according to the requirements of Sections 4.15, 4.15.2, 10.2.11 B. (3) (a) and 10.2.14 I. (2) (b) of Stearns County Land Use and Zoning Ordinance #439 to leave as constructed, four natural fieldstone boulder retaining walls and a sand blanket along the shoreline. In addition, the applicants are requesting to place natural fieldstone rock riprap along the shoreline according to Section 10.2.14 B. (3). The property under consideration is located at 16621 Carnelian Rd., Kimball, MN 55353 on the Southerly 10 feet of Lot 5 and Lot 6 of First Addition to Hentges Lake Shore Lots, Section 24, T122N, R29W, Maine Prairie Township.

5. To consider a **conditional use permit** request to amend the planned unit development "Stonegate on the Lake" submitted by **Benjamin Stockinger** of Scenic Specialties Landscape Professionals on behalf of **Staloch Properties LLC**, Austin TX, according to Stearns County Subdivision Ordinance #230 and Sections 4.8 and 10.2.22 of Land Use and Zoning Ordinance #439. Specifically, the amendment is to reconfigure the dock layout and do landscaping along the shoreline. The property is described as Stonegate on the Lake, lying southerly of Old Lake Road and northerly of Lake Koronis in Section 34 of Paynesville Township.

6. To consider a **conditional use permit** application for a Major Shoreland Alteration submitted by **Benjamin Stockinger** of Scenic Specialties Landscape Professionals on behalf of **Staloch Properties LLC** of Austin, TX, according to the requirements of Sections 10.2.11 B. (3) (a), 10.2.14 D., 10.2.14 I. (2) (c) and 10.2.14 J. (1) of Stearns County Land Use and Zoning Ordinance #439 to construct a new staircase down to the shoreline, excavate the near shore area to create flat spaces for recreation, construct six new fieldstone boulder retaining walls and to create a sand beach blanket in the floodplain. The property under consideration is located at 14835 Old Lake Rd., Paynesville, MN 56362 on Outlots A, B and D of Stone Gate Lodge, Section 34, T122N, R32W, Paynesville Township.

7. To consider a request for a **conditional use permit** submitted by **James Kuechle**, Kimball MN according to Sections 4.8 and 9.8.2A of Stearns County Land Use and Zoning Ordinance #439 to expand a general contracting business by adding a storage building in the Rural Townsite zoning district. The property under consideration is part of Government Lot 1 in Section 10 and part of the NE1/4 NE1/4 in Section 9, lying southwesterly of County Road 8, Maine Prairie Township (122/29).

8. To consider a request for a **conditional use permit** submitted by **Capricornus Community Solar Garden, LLC**, Edina MN on behalf of **Fountain Hills Investments, LLC**, Hastings 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 on approximately 11 acres in the Agricultural 40 zoning district. The property under consideration is part of the SW1/4, Section 4, lying easterly of 293rd Avenue, Paynesville Township (122/32).

9. To consider a request for a **conditional use permit** submitted by **Canopus Community Solar Garden, LLC**, Edina MN on behalf of **Bill Bagley**, Belgrade 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 12 acres in the Agricultural 80 zoning district. The property under consideration is part of the SW1/4 SW1/4, Section 27, lying easterly of 343rd Avenue and northerly of County Road 178, Lake Henry Township (123/33).

10. To consider a request for a **conditional use permit** submitted by **Stearns Solar I LLC**, Radnor PA on behalf of **Joan M. Bredeck Revocable Trust**, Albany 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 on approximately 10 acres in the Agricultural 40 zoning district. The property under consideration is part of the SE1/4, Section 10, lying westerly of County Road 10 and easterly of the Wobegon Trail, Albany Township (125/31).

11. To consider a request for a **conditional use permit** submitted by **Bryan Brophy**, St. Joseph MN 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).

12. Minutes for August 17, 2017.