

# *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, October 19, 2017**

**7:00 P.M.**

### **AGENDA**

Pledge of Allegiance

#### **Public Hearings**

1. To consider a **plat** entitled “Rose’s Siesta” consisting of six (6) residential lots submitted by **Rose Schelonka**, St. Joseph MN according to Stearns County Subdivision Ordinance #230 and Land Use and Zoning Ordinance #439. The 59.03 acre plat is located in part of the SE1/4, Section 23 of St. Wendel Township (125/29), lying easterly of County Road 2. The property address is 34316 County Rd 2, St. Joseph MN.
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 **Steven and Theresa Anderson** of Cold Spring, MN, according to the requirements of Sections 10.2.11 B. (3) (a), 10.2.14 D. and 10.2.14 I. (2) (c) of Stearns County Land Use and Zoning Ordinance #439 to construct a new stairway to the lakeshore and to construct retaining walls more than four feet in cumulative height for ornamental purposes. The property under consideration is located at 16160 County Road #49, Cold Spring, MN 56320 on Tract D, Registered Land Survey No. 3 and all that part of Government Lot One (1), lying North of the Sauk River and east of a line parallel to and 520 feet east of the west line of Section 27, T123N, R30W, subject to existing highways, Wakefield Township.
3. To consider a request for a **conditional use permit** submitted by D.H. **Blattner and Sons Inc.** of Avon, MN according to Sections 4.8 and 9.10.5R of Stearns County Land Use and Zoning Ordinance #439 to construct a new building to be used for warehousing, truck dock, mechanic and weld shop and office space, along with outdoor storage in the Commercial zoning district. 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, Avon Township (125/30).

4. To consider a **rezoning** request submitted by **John Peternell**, Albany MN to rezone approximately 12.47 acres from the Residential 1 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 Outlot A and all of Outlot B Peternell's Pioneer Acres plat, lying northwest of County Road 10 in Section 15 of Albany Township (125/31). Property address is 35747 County Rd 10, Albany.

5. To consider a **rezoning** request submitted by **Joan Nystrom**, Kimball MN to rezone approximately 16.82 acres from the Agricultural 80 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 the NE1/4, lying north of Powder Ridge Rd and east of Drumlin Rd in Section 34 of Maine Prairie Township (122/29). Property address is 9802 Powder Ridge Rd, Kimball MN.

6. To consider a request for a **condition use permit** for expansion in shoreland submitted by **Tom and Sandra Herdering**, of Freeport MN, according to the requirements of section 4.4, 4.8, 4.14, 6.7 and 9.3 of Stearns County Land Use and Zoning Ordinance #439 to construct a 100x180 total confinement barn with a 24x24 manure pump house, a 36x40 milk room and a 12x52 alleyway, along with a 54x96 total confinement barn and expand their milking herd from 245 animal units to 290 animal units. The property under consideration is located at 27855 County Road 17, Freeport MN in the NE ¼ of the NE ¼ of T126N R32W Section 15 Millwood Township.

7. Discussion: ordinance amendment regarding limited/ rural manufacturing.

8. Minutes for September 21, 2017