

# *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, December 21, 2017**  
**7:00 P.M.**

## **AGENDA**

Pledge of Allegiance

### **Public Hearings**

1. To consider a request to **amend the subdivision agreement** for “**Wildwood Park Addition**” submitted by **Wildwood Ranch LLLP**, St. Joseph, MN; **Doreen Honer**, St. Joseph, MN, **Myra and Thomas Schrup**, St. Joseph, MN and **Orchard Creek Properties LLC**, Sartell, MN according to Stearns County Subdivision Ordinance #230. The request is to remove the requirements to construct the road and stormwater facilities. “Wildwood Park Addition” is located in part of the NE1/4, lying southerly of County Road 51 in Section 18 of St. Joseph Township (124/29).
2. To consider a **conditional use permit** application for a Major Shoreland Alteration submitted by **Benjamin Drewes** of Sartell, MN, according to the requirements of Sections 10.2.11 B. (3) (a) and (b), 10.2.14 I. (2) (c) and 10.2.14 J. (1) (a), (b) and (c) of Stearns County Land Use and Zoning Ordinance #439 to construct three new natural fieldstone boulder retaining walls, construct a new landing and stairway and to place sand within the shore impact zone. The property under consideration is located at 17367 Big Fish Lake Rd., Cold Spring, MN 56320, on Lot 2, Block 1, North Sand Addition AND part of Lot 1, Block 1, North Sand Addition in Section 20, T124N, R30W, Collegeville Township.
3. To consider an **After the Fact conditional use permit** application for a Major Shoreland Alteration submitted by **Thomas Brummer** of Montrose, MN, according to the requirements of Sections 4.15, 4.15.2 and 10.2.14 I. (2) (c) of Stearns County Land Use and Zoning Ordinance #439 to leave as constructed, two concrete block retaining walls. The property under consideration is located at 18586 Cedar Lane, Richmond, MN 56368, on part of Government Lot 3, Section 31, T123N, R30W, Wakefield Township.

4. To consider a request for a **conditional use permit** submitted by **Innovative Power Systems**, Roseville, MN on behalf of **Dean and Karen Meyer**, 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 300KW community solar garden on approximately 3 acres in the Agricultural 80 zoning district. The property under consideration is part of the SE1/4 NW1/4, Section 29, lying westerly of State Highway 4 in Section 29 of Grove Township (125/33).
5. To consider a request for a **conditional use permit** submitted by **Larry and Mary Gutknecht**, South Haven, MN according to Sections 4.8, 7.32.1 and 9.3.5T of Stearns County Land Use and Zoning Ordinance #439 to locate a driveway on land that has a land evaluation and site assessment (LESA) score of 65 or higher. The property under consideration is Government lot 2, lying west of 4<sup>th</sup> Ave E and east of Lynden Lake, in Section 20 of Lynden Township (122/27). Property address is 16475 4<sup>th</sup> Ave E, South Haven, MN.
6. To consider a **rezoning** request submitted by **Verna & Arlen Salmela**, South Haven, MN on behalf of **Vanessa Salmela**, South Haven, MN to rezone approximately 5.44 acres from the Agricultural 40 zoning district to the Residential 1 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 County Rd 44 in Section 5 of Fairhaven Township (121/28). Property address is 5288 and 5290 County Rd 44, South Haven, MN.
7. To consider a **rezoning** request submitted by **Cindy Stelten** on behalf of the **Hurre Family Trust** dated March 9, 2000, Clearwater, MN to rezone approximately 20 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 SW1/4 SE1/4, lying north of County Rd 146 in Section 2 of Fairhaven Township (122/28). Property address is 2606 County Rd 146, Clearwater, MN.
8. Recommendations for 2018 Planning Commission representative appointments to Platting Committee and Parks Commission.
9. Minutes of October 19, 2017.
10. Minutes of November 16, 2017.