

# *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, January 18, 2018**

**7:00 P.M.**

### **AGENDA**

Pledge of Allegiance

Oath of Office for New/Reappointed members

Election of Chairperson, Vice Chairperson and Secretary for 2018

Chair: LeRoy Gondringer

Vice Chair: Jeff Bertram

Secretary: Ken Massmann

### **Public Hearings**

1. 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 Rural Townsite 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 Road 44 in Section 5 of Fairhaven Township (121/28). Property address is 5288 and 5290 County Road 44, South Haven, MN.

**ACTION TAKEN:** The Planning Commission **unanimously recommended approval** of the request.

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 Road, Cold Spring, MN on Lot 2, Block 1, North Sand Addition AND part of Lot 1, Block 1, North Sand Addition in Section 20, T124N, R30W, Colledgeville Township.

**ACTION TAKEN:** The Planning Commission **unanimously recommended approval** with the following conditions:

- A. If approval is granted, silt fence shall be installed downslope of the disturbed areas after construction of the shortest wall at the shore and remain intact until sand placement has occurred and all disturbed areas are vegetated.
  - B. The proposed new stairway cannot exceed 4 feet in width and the landing cannot exceed 32 square feet in area.
  - C. Project cannot commence until April 15, 2018 and must be completed within 14 days of project commencement. Applicant shall notify ESD staff when project commences.
  - D. Outside of the proposed project area, existing native buffer must remain undisturbed.
3. To consider a **rezoning** request submitted **by Lamar OCI North LLC**, St. Cloud, MN to rezone approximately 2.15 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 located at in part of the SW1/4NW1/4, lying northerly of I-94 in Section 1, Grove Township (125/33).  
**ACTION TAKEN: The Planning Commission unanimously recommended approval of the request.**
4. To consider a request for a **Conditional Use Permit** submitted by **Lamar OCI North LLC**, St. Cloud, MN according to Sections 4.8, 5.1.2A(8), and 7.24 of Stearns County Land Use and Zoning Ordinance #439 to replace an off-premise sign in the Commercial zoning district. The property under consideration is located at in part of the SW1/4NW1/4, lying northerly of I-94 in Section 1, Grove Township (125/33).  
**ACTION TAKEN: The Planning Commission unanimously recommended approval with the following conditions:**
- A. Obtain approval from the Minnesota Department of Transportation prior to issuance of a construction site permit.
5. To consider a request for a **Conditional Use Permit** submitted by **Gary Heinen**, Sartell MN on **behalf of Caroline Heinen**, Cold Spring 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. The property under consideration is located in part of the S1/2NE1/4 and in part of the N1/2SE1/4 of Section 26, Collegetown Township (124/30), lying southerly of the South Fork Watab River and northerly of County Road 160.  
**ACTION TAKEN: The Planning Commission unanimously recommended approval with no conditions.**
6. To consider a request for a **Conditional Use Permit** submitted by **Bryan and Lisa Brophy**, St. Joseph, MN according to Sections 4.8, 5.1.2A(8), and 6.37 of Stearns County Land Use and Zoning Ordinance #439 to construct and operate a limited rural manufacturing business in the Agricultural 40 zoning district. The property under consideration is located at in part of the W1/2 SE1/4, lying northerly of County Road 6 in Section 35, St. Joseph Township (124/29).  
**ACTION TAKEN: The Planning Commission unanimously recommended denial of the request.**

7. Feedlot Ordinance changes.

**ACTION TAKEN:** The Planning Commission **unanimously approved** the ordinance changes.

8. Minutes of December 21, 2017.

**ACTION TAKEN:** The Planning Commission **unanimously approved** the minutes.