



Planning and Zoning Administration

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NOTICE OF PUBLIC HEARING

The Sherburne County **PLANNING ADVISORY COMMISSION** will meet at **6:00 P.M. March 17, 2022** at the Sherburne County Government Center, 13880 Business Center Drive, Elk River, Minnesota to hold a public hearing for all unincorporated areas of Sherburne County in which the County has zoning and land use authority, to consider the following application(s) and other planning and zoning related topics.

Orrock Township Hall: Request a Conditional Use Permit for a Permanent Government Building. PID # 35-008-4200. Legal Desc: Exempt N 363 ft (full legal on file). Sec 8, Twp 34, Rge 27, Orrock Township. 1.66 acres in the General Rural District.

Matthew & Joyce Jacobs: Request an Interim Use Permit for Home Business in an Accessory Building-Cabinet Making. PID # 45-035-3110. Legal Desc: The E 1-2 of W 1-2 of NE 1-4 (full legal on file). Sec 35, Twp 35, Rge 28, Santiago Township. 10 acres in the Agricultural District.

Timothy Reber (Property Owners Timothy & Jody Reber): Request Conditional Use Permit for Personal Storage Structure. PID # 40-404-0440 & 40-404-0435. Legal Desc: Lake Julia Park, Lot 11, Blk D (full legal on file). Sec 23, Twp 35, Rge 29, Palmer Township, .50 acres in the Agricultural District and within the Recreational Development Shoreland Overlay District of Lake Julia.

Sand Dune Properties MN LLC: Request Preliminary Residential Standard Plat of "PINE CREST ESTATES WEST" Consisting of (23) lots. PID # 35-008-4305. Legal Desc: All that part of the SW 1/4 (full legal on file). Sec 8, Twp 34, Rge 27, Orrock Township. 71.53 acres in the General Rural District.

MN CSG 15 LLC (Property Owner Thomas Jr & Penney Hammer Trust): Request an Interim Use Permit for a 1 MW Solar Farm. PID # 20-213-3400. Legal Desc: The South Half of the Southwest Quarter (full legal on file). Sec 13, Twp 34, Rge 30, Clear Lake Township. 50.5 acres in Orderly Annexation Zone 3 District.

Amendment to the Sherburne County Zoning and Subdivision Ordinance: Amendment to Sherburne County Zoning Ordinance, Section 4, Jurisdiction, Scope and Interpretation and Amendment to Sherburne County Subdivision Ordinance, Section 4, Jurisdiction, Scope and Interpretation. The Amendments are proposing to exclude Baldwin Township from the jurisdiction of the Sherburne County Zoning and Subdivision Ordinances.

A copy of the proposed Amendments are on file in the Sherburne County Zoning office for review.

The hearing of these requests is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who for any reason has not received a copy, it would be appreciated if you would inform them of this hearing. Recommendations made by the Sherburne County Planning Advisory Board

may be subject to further action by the Township of Baldwin, the Township of Livonia or the Township of Big Lake, and the Sherburne County Board of Commissioners.

Recommendations that are forwarded to the County Board from this public hearing will be heard at the April 5, 2022 County Board of Commissioners Meeting at 9:00 AM in the County Board Room located at the Sherburne County Government Center.

Lynn Waytashek, Zoning Administrator