



**Planning and Zoning Administration**

Sherburne County Government Center  
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**NOTICE OF PUBLIC HEARING**

The Sherburne County **PLANNING ADVISORY COMMISSION** will meet at **6:00 P.M. April 20th, 2023**, 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.

**Carol Zimmerman (Property Owner Anthony Zimmerman & C Vetter-Lane):** Request Conditional Use Permit for Farm Related Business-Small Winery. PID # 45-021-2405. Property Address: 15913 41<sup>st</sup> St, Becker, MN. Legal Desc: W 1-2 of SE 1-4 (full legal on file). Sec 21, Twp 35, Rge 28, Santiago Township. 5 acres in the Agricultural District.

**Amendment to the Sherburne County Zoning Ordinance:** Amendment to Section 11, General Regulations, Subd 4, Buildable Lot Standards to establish an exemption to the Buildable Lot Standards of the Subdivision Ordinance for properties where an existing residence is being subdivided from a larger track of land.

**Comprehensive Land Use Plan Policy Discussion**

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 are anticipated to be heard at the May 16th, 2023, County Board of Commissioners Meeting at a time to be determined in the County Board Room located at the Sherburne County Government Center.*

Lynn Waytashek, Zoning Administrator