



**NOTICE OF PUBLIC HEARING**

The Sherburne County **PLANNING ADVISORY COMMISSION** will meet at **6:00 P.M. May 20th, 2021**, 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.

*In response to COVID-19, we will continue to practice social distancing at our Planning Advisory Commission Meeting. The board room will be set up with 6' between chairs for our board members and applicants and residents that wish to comment. Masks are required to be worn at all times in the building. Depending on the amount of people in attendance you may be asked to wait in the hall outside the room until your particular hearing. Thank you for your understanding during this time.*

**Anderson Brothers Properties LLC & Orton Properties LLC (Property Owner Anderson Brothers Properties LLC):** Request Preliminary and Final Simple Plat Approval of "BUENAVENTURA VISTA 3<sup>RD</sup> ADDITION" consisting of (2) lots. PID # 01-419-0010 and 01-423-0210. Legal Desc: Outlot A W of Hwy 169 & Lot 1 & Lot 2 ex S 95 ft (full legal on file). Sec 4, Twp 35, Rge 26, Baldwin Township. 6.94 acres in the Commercial District and 2.76 acres in the Industrial District.

**Anderson Brothers Properties LLC & Orton Properties LLC (Property Owner Anderson Brothers Properties LLC):** Request to rezone property from Commercial District to Industrial District. PID # 01-419-0010 and 01-423-0210. Legal Desc: Outlot A W of Hwy 169 & Lot 1 & Lot 2 ex S 95 ft (full legal on file). Sec 4, Twp 35, Rge 26, Baldwin Township. 6.94 acres in the Commercial District and 2.76 acres in the Industrial District.

**Justin Massmann (Property Owner Justin and Melissa Massmann):** Request to rezone property from Agricultural District to General Rural District. PID # 10-136-3401. Legal Desc: E 400 ft of SE 1-4 of SW 1-4 (full legal on file). Sec 36, Twp 33, Rge 27, Big Lake Township. 12.16 acres in the Agricultural District.

**Ziegler Custom Homes Inc.:** Request Preliminary Plat Approval of "CARLSON FARM" consisting of (9) lots. PID # 01-013-4100 and 01-013-4101. Legal Desc: W 985 ft of E 1875 ft of N 1/2 (full legal on file). Sec 13, Twp 35, Rge 26, Baldwin Township. 80 acres in the General Rural District.

**Polacek Family Partnership LLLP (Property Owner Jeffrey and Carol Groth):** Request Interim Use Permit for a Contractor's Yard. PID # 25-435-0105. Legal Desc: Teders Industrial Park Two, Lot 1, Blk 1, Subject to easement of record (full legal on file). Sec 16, Twp 35, Rge 30, Haven Township. 7.8 acres in the Industrial District.

**Core Exteriors, LLC (Property Owner Branden & Pamela Hubbard):** Request Interim Use Permit for Home Business in an Accessory Building-Office. PID # 15-464-0114. Legal Desc: Oak Savannah Second Addition, Lot 7, Blk 1. Sec 26, Twp 35, Rge 27, Blue Hill Township. 2.99 acres in the General Rural District.

**Ryan Kirsling (Property Owner Diane M Bemboom Revocable Trust):** Request Interim Use Permit for Home Business in an Accessory Building-Auto Repair & Restoration. PID # 25-026-1111. Legal Desc: That part of the NE ¼ of NE ¼ (full legal on file). Sec 26, Twp 35, Rge 30, Haven Township. 2.5 acres in the Agricultural District.

**Jenna and Jeremy Hoffman (Property Owner Hoffman Real Estate, LLC):** Request Conditional Use Permit for a Horse Training and Boarding Stable. PID # 30-022-4405. Legal Desc: N 586 ft of SE 1-4 of SE 1-4 (full legal on file). Sec 22, Twp 34, Rge 26, Livonia Township. 18 acres in the General Rural District.

**Craig Hart (Property Owner Craig & Sandra Hart):** Request Conditional Use Permit for Personal Storage Structure. PID # 40-459-0116. Legal Desc: Sleepy Oaks, Lot 8, Blk 1. Sec 27, Twp 35, Rge 29, Palmer Township. 1.86 acres in the Shoreland Residential District and within the Recreational Shoreland District of Rush Lake 710147.

**Mark Hart (Property Owner Mark Dennis and Suzanne Marie Hart):** Request Conditional Use Permit for Personal Storage Structure. PID # 40-459-0114. Legal Desc: Sleepy Oaks, Lot 7, Blk 1. Sec 27, Twp 35, Rge 29, Palmer Township. 1.85 acres in the Shoreland Residential District and within the Recreational Shoreland District of Rush Lake 710147.

**Robert Tjostelson (Property Owner Diane Tiegs & Robert Tjostelson):** Request Conditional Use Permit for Personal Storage Structure. PID # 40-034-3405. Legal Desc: All that pt of Govt Lot 6 desc as (full legal on file). Sec 34, Twp 35, Rge 29, Palmer Township. .54 acres in the Agricultural District and within the General Development Shoreland District of Elk Lake.

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 June 15th, 2021 County Board of Commissioners Meeting at 9:00 AM in the County Board Room located at the Sherburne County Government Center.*

Nancy Riddle, Zoning Administrator