



Planning and Zoning Administration

Sherburne County Government Center
13880 Business Center Drive
Suite 100
Elk River, MN 55330-4668
zoning@co.sherburne.mn.us
(763) 765-4450
1-800-438-0578

NOTICE OF PUBLIC HEARING

The Sherburne County **PLANNING ADVISORY COMMISSION** will meet at **6:00 P.M. June 17, 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. 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.

Amendment to the Sherburne County Zoning Ordinance: Amend Section 5 Definitions and Rule of Language Construction, Subdivision 2 Definitions, looking to establish the following definitions: Improved Parking Surface, Motor Vehicle and Operable Motor Vehicles.

Amendment to the Sherburne County Zoning Ordinance: Amend Section 17 General Development Regulations, Subdivision 2 Parking and Loading Regulations, proposal to establish Permitted Parking Areas for Platted Lots.

Amendment to the Sherburne County Zoning Ordinance: Amend Section 18 Administration and Enforcement, Subdivision 3, Board of Adjustment.

- Subd.1(A) modifies the criteria for appointing members to the Board of Adjustment and includes additional changes in response to comments the Commissioners received at the March Township Association meeting. Specifically, the current draft removes prior draft requirements for appointing a city resident and mandating one member form each commissioner district. The current draft now emphasizes a goal of appointments based on geographic diversity, to the extent possible based on the applicant pool.
- Subd. 1(B), (C) (D) and (E) were added or modified to be consistent with the rules governing appointments and operation of the County's other boards and commissions.
- Subd. 1(B) language was further amended pursuant to County Board direction of April 20th, 2021 regarding who may serve on the Board of Adjustment.
- Subd. 2, 3 and 4 were added or modified to reflect current practice and to be consistent with the rules governing the County's other boards and commissions.
- Subd. 5 is amended to add clarifying language.
- Subd. 6 is amended to specify that any appeal to the Board of adjustment must be filed within 30 days of the order or decision being appealed, and to add clarifying language.
- Subd.7(E) is added to specify that the Board of Adjustment may add conditions when granting a variance, which is current practice.
- Subd.7(F) is amended to remove the requirement that an applicant submit a Township comment form as part of the original application.

- Subd.7(G) is added to provide a process for the Board of Adjustment to receive Township comments on an application.
- Subd.7(H), (I) and (J) are modified to clarify language and to reflect the current process in administering applications.
- Subd.7(K) is modified to current law and to provide clearer language on variance criteria.

A full copy of the proposed changes is available for viewing from 8:00 am to 4:30 pm at the Sherburne County Zoning Office, Government Center, 13880 Business Center Drive, Elk River, MN

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 July 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