



NOTICE OF PUBLIC HEARING

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

Judy Abrahamson: Request Residential Preliminary and Final Simple Plat of “BERNIES FARMSTEAD” consisting of (1) lot. PID # 45-002-3100. Legal Desc: E 1-2 of SW 1-4 (full legal on file). Sec 2, Twp 35, Rge 28, Santiago Township. 80 acres in the Agricultural District.

Karen Okeson: Request Residential Preliminary and Final Simple Plat of “OKESON ACRES” consisting of (2) lots. PID # 01-031-3100. Legal Desc: That part of Govt Lot 4 desc as (full legal on file). Sec 31, Twp 35, Rge 26, Baldwin Township. 8.48 acres in the General Rural District and within the General Development Shoreland Overlay District of Elk Lake and the Natural Environment Shoreland Overlay District of Little Diann Lake.

John Cielinski: Request Residential Preliminary and Final Simple Plat of “WOODLANDS RETREAT” consisting of (3) lots. PID # 25-023-3100. Legal Desc: The NE ¼ of SW ¼ (full legal on file). Sec 23, Twp 35, Rge 30, Haven Township. 39.98 acres in the Agricultural District and within the Shoreland Overlay District of the Elk River.

Professional Mechanical Services (Property Owner PD Enterprises LLC): Request Conditional Use Permit for Light Industry-HVAC/Plumbing. PID #10-544-0120. Legal Desc: Lot 4, Blk 1, Spankys Corner, Sec 24, Twp 33, Rge 28, Big Lake Township. 2.11 acres in the Commercial District and within the Natural Environment Shoreland District of Beulah Pond.

Elk River Landfill, Inc. and Capital Land Group LLC (Property Owner Capital Land Group LLC): Request to Amend the Comprehensive Land Use Plan from Rural Residential to Heavy Industrial. PID # 30-034-2200, 30-034-2201, 30-523-0105, 30-523-0110, 30-523-0115. Legal Desc: That pt of the Following Desc Property: The E ½ of NW ¼ (full legal on file). Sec 34, Twp 34, Rge 26, Livonia Township. 137.71 acres in the General Rural District and within the Natural Environment Shoreland Overlay District of Rice Lake.

Elk River Landfill, Inc. and Capital Land Group LLC (Property Owner Capital Land Group LLC): Request to Rezone property from General Rural to Heavy Industrial. PID # 30-034-2200, 30-034-2201, 30-523-0105, 30-523-0110, 30-523-0115. Legal Desc: That pt of the Following Desc Property:

The E ½ of NW ¼ (full legal on file). Sec 34, Twp 34, Rge 26, Livonia Township. 137.71 acres in the General Rural District and within the Natural Environment Shoreland Overlay District of Rice Lake.

Capital Land Group LLC: Request to Amend the County's Comprehensive Land Use Map property from Rural Residential to Business and Industry. PID # 30-027-3300, 30-027-3301, 30-027-3302, 30-027-3300, 30-028-4410. Legal Desc: All That Part of the SW 1-4 (full legal on file). Sec 27 and 28, Twp 34, Rge 26, Livonia Township. 48.95 acres in the General Rural District.

Capital Land Group LLC: Request to Rezone property from General Rural to Industrial. PID # 30-027-3300, 30-027-3301, 30-027-3302, 30-027-3300, 30-028-4410. Legal Desc: All That Part of the SW 1-4 (full legal on file). Sec 27 and 28, Twp 34, Rge 26, Livonia Township. 48.95 acres in the General Rural District.

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 August 15, 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