



NOTICE OF PUBLIC HEARING

The Sherburne County **PLANNING ADVISORY COMMISSION** will meet at **6:00 P.M. October 21, 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.

Caryn Cruz (Property Owners Noel & Caryn Cruz): Request Conditional Use Permit for Personal Storage Structure. PID #30-021-2105. Legal Desc: E ½ of NE ¼ (full legal on file). Sec 21, Twp 34, Rge 26, Livonia Township. 20 acres in the General Rural District.

John Walker (Property Owners Mary Zelenak & John Walker): Request Preliminary and Final Simple Plat Approval of "WALKER ESTATES" consisting of (2) lots. PID #40-034-1101. Legal Desc: That Part of the NE 1-4 (full legal on file). Sec 34, Twp 35, Rge 29, Palmer Township. 10.5 acres in the in the Shoreland Residential District, and within the Recreational Development Shore Land District Overlay of Rush Lake.

Jim & Kathy Hartkopf (Property Owners Hartkopf Farms, LLC): Request Preliminary and Final Simple Plat Approval of "HARTKOPF NUMBER ONE" consisting of (1) lot. PID #20-106-4000. Legal Desc: That part of the Southeast Quarter (full legal on file). Sec 6, Twp 34, Rge 29, Clear Lake Township. 63.91 in the Agricultural District and within the Natural Environment Shoreland Overlay District of Unnamed Lake 71012001.

World of Wheels Properties, LLC (Property Owners Benjamin & Sarah Hafdahl): Request to rezone property from Industrial to Commercial. PID # 10-323-1401 and 10-323-1406. Legal Desc: That part of the SE 1-4 (full legal on file). Sec 23, Twp 33, Rge 28, Big Lake Township. 3.37 acres in the Industrial District and Within the Natural Environment Shoreland Overlay District of Beulah Pond.

World of Wheels Properties, LLC (Property Owners Benjamin & Sarah Hafdahl): Request for Interim Use Permit for Business Selling Vehicles-Auto Repair. PID # 10-323-1401 and 10-323-1406. Legal Desc: That part of the SE 1-4 (full legal on file). Sec 23, Twp 33, Rge 28, Big Lake Township. 3.37 acres in the Industrial District and Within the Natural Environment Shoreland Overlay District of Beulah Pond.

Knife River Corp-North Central (Property Owners Fred & Karen Bengston): Request a negative declaration on the need for an Environmental Impact Statement on the EAW for the Interim Use Permit of a gravel mining operation. PID # 25-027-1000. Legal Desc: NE ¼ of RR. Subj to Easement (full description on file). Sec 27, Twp 35, Rge 30, Haven Township. 145 acres in the Agricultural District.

Tiller Corporation (Property Owners Capital Land Group, LLC): Request a negative declaration on the need for an Environmental Impact Statement on the EAW for the Interim Use Permit of a gravel mining operation. PID # 30-034-2201. PID # 30-034-2201. Legal Desc: S 162.5 ft of W 1-2 (full legal on file). Sec 34, Twp 34, Rge 26, Livonia Township. 50.02 acres in the General Rural District and within the Natural Environmental Shoreland Overlay District of Rice 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 November 2 and/or November 16, 2021 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