



## Planning and Zoning Administration

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### NOTICE OF PUBLIC HEARING

The Sherburne County **PLANNING ADVISORY COMMISSION** will meet at **6:00 P.M. November 15, 2018**, in the County Board Room 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. A hearing will not begin before the time set. The time is approximate, and you may expect a waiting period for some of the hearings.

**ZACH VICKERS:** (Property owner is Howe Properties LLC) Request an Amendment to the Sherburne County Zoning Map to Rezone property from an Agricultural District to a Commercial District PID # 10-335-1100 Legal Desc: All th pt of Gov't Lot 2 and N1/2 of NE1/4 (full legal on file) Sec 35, Twp 33, Rge 28 Big Lake Township 9.06 acres

**ZACH VICKERS:** (Property owner is Howe Properties LLC) Request a Conditional Use Permit to allow Single Family Housing in a Commercial District (House is existing and Pending a zone change from Ag to Commercial) PID # 10-335-1100 Legal Desc: All th pt of Gov't Lot 2 and N1/2 of NE1/4 (full legal on file) Sec 35, Twp 33, Rge 28 Big Lake Township 9.06 acres

**ANNA THOMPSON and DAVID C. AND SANDRA JONES:** Request Residential Simple Replat "Leech Addition" consisting of two lots (two existing residences) Property addresses: 28521 108<sup>th</sup> St NW, Zimmerman and 28503 108<sup>th</sup> Ave NW, Zimmerman PID # 01-460-0110 and 0115 Legal Desc: Lots 2 and 3 Block 1 Jones Addition Sec 26, Twp 35, Rge 26 Baldwin Township Total Acreage is 12.27 acres General Rural District

**DAVID C. JONES:** (Property owners are David C. and Sandra Jones) Request for a Conditional Use Permit (C.U.P.) by amending the legal description and acreage on the existing C.U.P. Document # 497380 Permit # 29727 for a Home Business in an Accessory Building (Welding and Fabrication Business) Property address: 28503 108<sup>th</sup> St, Zimmerman Legal Desc: Lot 3 Block 1 Jones Addition 7.27 acres New Legal will be: Lot 2 Block 1 of the proposed plat of Leech Addition. New lot will be five acres. Sec 26, Twp 35, Rge 26 Baldwin Township General Rural District.

**STEVEN J. AND LISA V GRACIK:** Request an Interim Use Permit (I.U.P.) for a Small Contractor's Yard Property Address: 11230 276<sup>th</sup> Ave NW, Zimmerman, Mn PID # 30-407-0210 Legal Desc: Lot 1 Blk 2 Pinto Hills Sec 3, Twp 34, Rge 26 Livonia Township 5.1 acres General Rural District

**SELG FARM LLC:** Request a decision on the EAW for the Residential Standard Preliminary Plat “Oak Savanna at SELG Farm” consisting of six (6) lots with a minimum lot size of five (5) acres. Project will contain 39.42 acres (Developer currently owns 196 contiguous acres) PID # 10-311-2300 Legal Desc: SW1/4 of NW1/4 and W1/2 of SW1/4 (full legal on file) Sec 11, Twp 33, Rge 28 Big Lake Township and PID # 05-010-4100 E1/2 of SE1/4 (full legal on file) Sec 10, Twp 33, Rge 28 Becker Township General Rural District and within the Natural Environment Shoreland Districts of Bucks Lake 710093 and Hidden Lake 710094

**SELG FARM LLC:** Request for Residential Standard Preliminary Plat approval of “Oak Savanna at SELG Farm” consisting of six lots PID # 10-311-2300 Legal Desc: SW1/4 of NW1/4 (full legal on file) Sec 11, Twp 33, Rge 28 Big Lake Township 39.42 acres General Rural District and within the Natural Environment Shoreland Districts of Bucks Lake 710093 and Hidden Lake 710094

**AMENDMENT TO THE SHERBURNE COUNTY ZONING ORDINANCE:** Amend Section 18 Administration and Enforcement Subdivision 3 relating to the Board of Adjustment and Variances. The proposed amendments include language clean-up; increasing the Board of Adjustment membership from five to seven members; removing the definition of “Hardship” and adding language on variance criteria and findings of fact; and adding and modifying language relating to application requirements; 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 above hearings are open to you and any interested person at which time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the request. The hearing of these requests are 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 **December 11, 2018 County Board of Commissioners Meeting at 4:30 PM** in the Emergency Operations Center (E.O.C. Room) located within the Sherburne County Government Center.*

Nancy Riddle, Zoning Administrator