

POLK COUNTY

PLANNING COMMISSION

# AGENDA April 23, 2021

9:00 a.m. Call to Order

Approval of Minutes from March 26, 2021

Public Hearings:

- 9:03 a.m. Conditional Use Permit – Aaron Swenby – rental storage facility within 3 proposed buildings
- 9:15 a.m. Conditional Use Permit – Jon Bohm – accessory structure larger over 800 sq. ft. – to replace a garage lost to fire
- 9:25 a.m. Conditional Use Permit – Tim Brinkman – hook a septic system to a new accessory structure
- 9:40 a.m. Conditional Use Permit – Troy Erickson – hook a septic system to an existing building
- 10:10 a.m. Interim Use Permit – Zavoral & Sons LLC – operate an asphalt plant and contractor yard requested to be valid for 10 years from date of issuance

Old/New Business

Next meeting date(s) – 2021

May 28

Adjourn

## Agenda item #1 N O T I C E

Notice is hereby given that a hearing has been set for April 23, 2021 at 9:03 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota or should you wish to join us remotely, a WEBEX meeting is available upon request, to consider the application of Aaron Swenby, 10514 440<sup>th</sup> St SE, Fertile, MN 56540 for a Conditional Use Permit to operate a rental storage

facility within 3 proposed buildings – 32 x 120, 32 x 100 and 32 x 80, all on a parcel of land described as: Lot 2, Block 1, Ridgewood Subdivision, Section 21, Township 147 N., Range 44 W. of the Fifth Principal Meridian, Polk County, said parcel contains 2.435 acres of land and is parcel #28.00330.00. All property owners within ¼ mile of the proposed Conditional Use Permit are invited to appear at said hearing. If attending via WEBEX, you must contact our office 3 days prior to the public hearing at 218-281-6445.

Dated: April 2, 2021

Jacob J. Snyder

Planning & Zoning Administrator

Agenda item #2      N O T I C E

Notice is hereby given that a hearing has been set for April 23, 2021 at 9:15 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota or should you wish to join us remotely, a WEBEX meeting is available upon request, to consider the application of Jon Bohm, 13045 Elmhurst Ln SE, Mentor, MN 56736 for a Conditional Use Permit for an accessory structure larger than 800 sq. ft. to replace an existing garage what was lost to fire, on a parcel of land described as: A parcel of land situated in Government Lot Seven (7) of Section Seven (7), Township One Hundred Forty-eight (148) North of Range Forty-three (43), West of the Fifth Principal Meridian, described as follows: beginning at the section corner common to Section 6 & 7, Township 148 N. of R. 43 W. and Section 1 & 12 in Twp. 148 N. of R. 44 W., thence South on the range line a distance of 4,011.5 feet to an iron monument, thence South 80 degrees 25 minutes East a distance of 336.5 feet to an iron monument which is the point of commencement of the description of the premises hereby conveyed: thence North 54 degrees 45 minutes East a distance of 95 feet; thence South 35 degrees 30

minutes East to the shore of Maple Lake; thence in a Southwesterly direction along the shore line of Maple Lake to a point, which is the lake shore terminus of a line drawn South 35 degrees 30 minutes East to said lake shore from the point of commencement of the description of the boundaries of the land hereby conveyed; thence North 35 degrees 30 minutes West to the point of commencement of the premises hereby conveyed. ALSO a perpetual right-of-way for road purposes to be used in common with others having a like right over and upon a strip of land in said Government Lot 7 of Section 7, which strip of land is 20 feet wide and the southerly line of said strip being on a line extending along the north boundary line of the tract hereby conveyed and running from the Northeast corner of said tract South 54 degrees 45 minutes West a distance of 95 feet to the Northwest corner of said tract; thence North 80 degrees 25 minutes West in a direct line to the present county road on the west boundary line of said Section 7. ALSO A parcel of land in Government Lot Seven (7), Section Seven (7), in Township One Hundred forty-eight (148) North of Range Forty-three (43) West of the Fifth Principal Meridian, described as follows: Beginning at the section corner common to Section 6 and 7, in Township 148, North of Range 43 West and Section 1 and 12, in Township 148, North of Range 44 West; thence South on the range line a distance of 4,011.5 feet to an iron monument; thence South 80 degrees, 25 minutes, East a distance of 336.5 feet to an iron monument, which is the point of commencement of the description of the premises hereby conveyed; thence North 54 degrees, 45 minutes East a distance of 95 feet to a point; thence North 35 degrees, 30 minutes West a distance of 95 feet; thence in Westerly direction a distance of 102.3 feet, more or less, to point, which is the point of intersection with a line drawn North 35 degrees, 30 minutes West from the point of commencement of the description of the boundaries of land hereby conveyed; thence South 35 degrees, 30 minutes East a distance of 133 feet, to the point of commencement of the premises hereby conveyed, subject to the existing roadway now crossing the above described premises. ALSO granting to the parties of the second part, their heirs and assigns

and all successors in interest of the tract of land hereby conveyed or any part hereof, a perpetual right of way for road purposes to be used in common with others having a like right over and upon a strip of land in said Government Lot 7 of said Section 7 which strip is 20 feet wide and the southerly line of said strip of land being on a line extending along the south boundary line of the tract hereby conveyed and running from the southeast corner of said tract south 54 degrees 45 minutes West a distance of 65 feet to the Southwest corner of said tract; thence on a continuation of said line last above mentioned South 54 degrees 45 minutes West a distance of 95 feet; thence north 80 degrees 25 minutes West in a direct line to the present county road on the West boundary line of said Section 7, parcel #74.00519.00. All property owners within ¼ mile of the proposed Conditional Use Permit are invited to appear at said hearing. If attending via WEBEX, you must contact our office 3 days prior to the public hearing at 218-281-6445.

Dated: April 8, 2021

Jacob J. Snyder

Planning & Zoning Administrator

Agenda item #3 N O T I C E

Notice is hereby given that a hearing has been set for April 23, 2021 at 9:25 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota or should you wish to join us remotely, a WEBEX meeting is available upon request, to consider the application of Tim Brinkman, 34279 Oak Lake Cir SE, Erskine, MN 56535 for a Conditional Use Permit to hook a septic system up to a new accessory structure on a parcel of land described as: That part of Government Lot 7, Section 2, Township 148 North, of Range 42 West of the Fifth Principal Meridian, described as follows: Commencing at an iron monument at the Northeast corner of said Section 2; thence South 89 degrees 36 minutes 19 seconds West, assumed bearing, along the North line of said Section 2, a distance of 1016.00 feet; thence South 14 degrees 09 minutes 51 seconds East 172.74

feet; thence South 22 degrees 10 minutes 43 seconds East 64.93 feet; thence South 03 degrees 39 minutes 13 seconds west 54.85 feet; thence South 18 degrees 42 minutes 34 seconds West 810.32 feet; thence South 12 degrees 50 minutes 20 seconds West 333.03 feet; thence South 87 degrees 34 minutes 05 seconds East 36.10 feet; thence South 71 degrees 58 minutes 54 seconds East 122.74 feet to an iron monument being the point of beginning of the parcel to be described; thence continuing South 71 degrees 58 minutes 54 seconds East 210.37 feet to an iron monument; thence South 00 degrees 02 minutes 53 seconds East 420 feet, more or less, to the Northerly shore line of Oak Lake; thence Northwesterly along said shore line 207 feet, more or less, to the intersection with a line bearing South 00 degrees 02 minutes 53 seconds East from the point of beginning; thence North 00 degrees 02 minutes 53 second West along said line 431 feet, more or less, to the point of beginning. A 70.00 foot roadway easement for access purposes, over, under and across that part of Government Lots 1 and 7, Section 2, Township 148 North, of Range 42 West of the 5<sup>th</sup> Principal Meridian, the centerline of said easement is described as follows: Commencing at an iron monument at the Northeast corner of said Section 2; thence South 89 degrees 36 minutes 19 seconds West, assumed bearing, along the North line of said Section 2, a distance of 1016.00 feet to the beginning of the centerline to be described; thence South 14 degrees 09 minutes 51 seconds East 172.74 feet; thence South 22 degrees 10 minutes 43 seconds East 64.93 feet; thence South 03 degrees 39 minutes 13 seconds West 54.58 feet; thence South 18 degrees 42 minutes 34 seconds West 810.32 feet; thence South 12 degrees 50 minutes 20 seconds West 288.15 feet; thence South 71 degrees 58 minutes 54 seconds East 570.88 feet and said line there terminating, parcel #45.00007.02. All property owners within ¼ mile of the proposed Conditional Use Permit are invited to appear at said hearing.

If attending via WEBEX, you must contact our office 3 days prior to the public hearing at 218-281-6445.

Dated: April 2, 2021

Jacob J. Snyder

Planning & Zoning Administrator

Agenda item #4 N O T I C E

Notice is hereby given that a hearing has been set for April 23, 2021 at 9:40 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota or should you wish to join us remotely, a WEBEX meeting is available upon request, to consider the application of Troy Erickson, 38558 Grand Ave SE, Erskine, MN 56535 for a Conditional Use Permit to hook a septic system to an existing accessory structure on a parcel of land described as: Lot Nine (9) and the South Half (S $\frac{1}{2}$ ) of Lot Ten (10), POISSANT 2<sup>nd</sup> ADDITION, part of Government Lot Seven (7), Government Lot Eight (8) and the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section Twenty-six (26), Township One Hundred Forty-eight (148) North of Range Forty-three (43) West of the Fifth Principal Meridian, parcel #74.01010.00. All property owners within  $\frac{1}{4}$  mile of the proposed Conditional Use Permit are invited to appear at said hearing. If attending via WEBEX, you must contact our office 3 days prior to the public hearing at 218-281-6445.

Dated: April 2, 2021

Jacob J. Snyder

Planning & Zoning Administrator

Agenda item #5 N O T I C E

Notice is hereby given that a hearing has been set for April 23, 2021 at 10:10 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota or should you wish to join us remotely, a WEBEX meeting is available upon request, to consider the application of R.J. Zavoral & Sons, P.O. Box 435, East Grand Forks, MN 56721 for an Interim Use Permit to operate an asphalt plant and contractor yard requested to be valid for 10

years from the date of issuance, on a parcel of land 18274 State Highway 220 SW, East Grand Forks, MN 56721 and described as: Government Lots 10 & 12 and that part of the Northeast Quarter and Government Lot 8, Section 17, Township 151 North, Range 49 West of the 5<sup>th</sup> Principal Meridian, Polk County, Minnesota, described as follows: Commencing at the northeast corner of said Section 17, thence South 0 degrees 13 minutes 35 seconds West, assumed bearing, along the east line of said Section 17, a distance of 1863.92 feet to the point of beginning of that tract of land to be described herein; thence North 50 degrees 38 minutes 13 seconds West, a distance of 539.71 feet to the easterly right-of-way line of Minnesota State Highway 220; thence South 39 degrees 22 minutes 03 seconds West along said easterly right-of-way line, a distance of 563.75 feet; thence southwesterly, a distance of 687.62 feet, along a tangential curve concave to the southeast, radius of 5654.85 feet; central angle of 06 degrees 58 minutes 02 seconds, chord distance of 687.22 feet and chord bearing of South 35 degrees 53 minutes 27 seconds West; thence South 32 degrees 24 minutes 52 seconds West, a distance of 815 feet, more or less, to the right bank of the Red Lake River; thence easterly, southerly and southeasterly along said right bank to the south line of said Section 17; thence easterly along said south line to said right bank of the Red Lake River; thence northeasterly, northwesterly, northerly and easterly along said right bank to the intersection of the east line of Section 17; thence North 00 degrees 13 minutes 35 second East along said east line; a distance of 1600 feet, more or less, to the point of beginning, parcel #40.00125.02. All property owners within ¼ mile of the proposed Interim Use Permit are invited to appear at said hearing. If attending via WEBEX, you must contact our office 3 days prior to the public hearing at 218-281-6445

**Due to COVID 19 restrictions, please LIMIT ONE PERSON per household noticed to attend the public hearing. To submit written correspondence for the hearing, please send to Polk County Planning & Zoning, P.O. Box 375, Crookston, MN 56716.**

Dated: April 2, 2021

Jacob J. Snyder

Planning & Zoning Administrator