

CROW WING TOWNSHIP  
MEETING MINUTES  
PLANNING AND ZONING COMMISSION

May 12, 2008

Call to Order - 6:00 p.m.

Commission: Chairman Brad Arnold, Cliff Carlson, Linda Schuety, Mark Smieja, Richard Rofidal

Staff: Ryan Leister (Township Planner), Virginia Rogers (Township Clerk)

Meeting called to order and pledge recited.

PUBLIC HEARING:

Rezoning from Multiple Use to Commercial      Application 2008-19  
Applicant: Mark Cross on behalf of Naterra Land Inc., property owner

This is a continuance from last month. Leister reviewed the details of the application and the reason for the proposed rezoning. The applicant had been asked to provide further information about the strip of property that stands between the property and Business Highway 371. A meeting has occurred between two Township Supervisors, Mr. Cross and representatives of MN DOT who recommend seeking an access to Hwy 371 further down the highway and constructing a private access road parallel to the highway to access all properties along the strip, including this one.

Staff recommended rezoning from Multiple Use to Commercial in light of the progress made toward obtaining an access that would eliminate any need for a permanent entrance from St. Mathias Road. The temporary entrance may be left in place for safety purposes, but not used regularly. Mr. Cross provided some additional information regarding discussions with the other property owners who would gain access from this shared frontage road. He also presented a site plan for the property. After further discussion, Commissioner Rofidal made a motion to move forward with approving the application for rezoning, based on the following findings of fact:

1. The property meets the requirements of the Commercial Zoning District as defined by the Crow Wing Township Ordinance.
2. All appropriate steps were taken by the applicant for rezoning of the property.
3. The rezoning request is consistent with the Crow Wing Township Future Land Use Map in that the subject property is in an area that is designated as Rural Urban Transition.
4. The right of way along Business Highway 371 is owned by the property owner.
5. The MN/DOT has approved the concept of a potential future frontage road which would be the best possible solution to obtaining access off of Business Highway 371. Currently the access would have to be off of St. Mathias Road.

The motion was seconded by Commissioner Schuety and carried by unanimous vote.

Staff had no additions or deletions to the agenda.

OPEN FORUM:

Mona Engelhart was present to ask why she needs to apply for a rezoning when there is no zoning noted for her property off Greenwood Street. The property is currently listed as Multiple Use. The county has been contacted to provide information on the history of this property and to

explain why it was zoned this way. They were unable to provide this information. Discussion followed concerning whether or not Ms. Engelhart should be charged the \$500 rezoning application fee and if there would be adequate access to all parcels should the property be subdivided. It was determined that in order to subdivide, Ms. Engelhart would need to dedicate a public access across the property or look into whether or not Bear Path could become a public road. This is required to meet the ordinance which states that access must be provided by a public right of way. She will meet with Ryan further.

Commissioner Smieja made a motion to approve the minutes as written. The motion was seconded by Commissioner Rofidal and carried by unanimous vote.

Leister gave the Planning and Zoning Administrator's Report. Permits and applications were reviewed, as well as progress on various property violations.

#### NEW BUSINESS:

Leister noted that after receiving the parcel mapping update, there are only three parcels left that are zoned Future Use. He asked if the Commission would like to move forward in rezoning these parcels as commercial. It was decided that they will be left as they are until the property owners request that the zoning be changed.

The EAW for North Central Speedway was discussed and the public comments received were reviewed. Discussion followed. Commissioner Rofidal made a motion to recommend to the Town Board a finding of no significant impact on the Environmental Assessment Worksheet. The motion was seconded by Commissioner Carlson and carried by unanimous vote.

The meeting was adjourned by general consent at 8:15 p.m.