

MORRISON COUNTY PLANNING COMMISSION

May 11, 2021 – 6:00 P.M.

MINUTES

The Morrison County Planning Commission held a public hearing and regular monthly meeting via Microsoft Teams.

Regular Members Present: Clint Kathrein, Brent Lindgren, Dave Stish, Marvin Trettel and Dave Brutscher

Regular Members Absent: None

Commissioners Present: Greg Blaine, Jeff Jelinski, Randy Winscher and Mike LeMieur

Commissioners Absent: Mike Wilson

Ex-Officio Members Present: Amy Kowalzek and Sharon Peterson

Chairman Clint Kathrein called the meeting to order at 6:00p.m.

1. By-Laws

Amy Kowalzek reviewed the previous discussion regarding the By-Laws and any changes that were made.

A motion was made by Dave Stish to adopt the By-Laws as presented. The motion was seconded by Marvin Trettel. The motion was all in favor.

The By-Laws will go in front of the Morrison County Board of Commissioners on May 18, 2021.

2. **Zimmerman 1991 Family Trust / Dave Becker – 16772 Highway 27; Little Falls, MN 56345 – Application to Rezone a portion of a property from Residential and Agriculture to Residential for the purpose of splitting the home from the land; located in pt of E ½, Section 10, Township 40, Range 32, Little Falls Township.**

David & Irene Becker were present

Amy Kowalzek entered into record Section 508 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, the Rezone Permit Request, site plan, aerial photo of the property, staff report, aerial photo showing current zoning of the parcel, aerial photo showing the proposed lot split and an aerial photo showing the neighboring small parcels, There were 23 notices sent to neighboring property owners. There were no comments were received prior to the hearing. Amy entered the Zoning Amendment Discussion Questions.

David Becker stated he owns the land that surrounds this parcel. Do not want to see this parcel split up into lots. We intend to keep the property as it is.

Dave Stish asked if the residential zoning ends where the map shows. Amy Kowalzek stated it does. If the land is rezoned to residential and they have 1.5 acres it could possibly be split again into two lots. Residential lots are 30,000 square feet and 120 feet in width.

Marvin Trettel stated there are five other smaller parcels in this area. Why were they created and when? Amy Kowalzek stated each lot would need to be researched in order to answer the questions. Marvin asked if a five-acre parcel could be made since there is enough land. David Becker stated he chose this acreage because he did not want to see anymore development, and since the new owners could come in for a public hearing to allow for more homes. Dave Brutscher stated it would be likely to have more splits in the future.

Clint Kathrein asked why residential zoning? Amy Kowalzek stated we need a legal description to attach to

the rezone and do not have that at this time. Clint stated that they need to rezone but are unsure of the amount of land to be sold with the home. Amy stated this is correct. David Becker stated it will not be more than 2.5 acres.

Audience Comment:

Chuck Parins – Little Falls Township – stated this rezone is consistent in preserving the agricultural land and there are smaller parcels within this area.

Irene Becker – stated they want to preserve the woods. This is a nice area to keep for the wildlife.

Jim Koetter – stated he has no objections with this request. It is nice to see the land and woods preserved.

The Zoning Amendment Discussion Questions were discussed.

The voting sheets were polled.

A motion was made by Marvin Trettel to recommend approval of this request. The motion was seconded by Brent Lindgren. The vote was all in favor.

The application will go in front of the Morrison County Board of Commissioners on May 18, 2021.

The public hearing was closed at 6:46 p.m.

A motion was made by Dave Stish to approve the April 13, 2021 minutes. The motion was seconded by Clint Kathrein. The vote was all in favor.

Correspondence – None

Old Business – None

New Business –

A motion was made by Brent Lindgren to adjourn the meeting. The motion was seconded by Dave Stish. The vote was all in favor.

With no further business at hand, the meeting was adjourned at 6:48 p.m.

Respectfully submitted,

Amy Kowalzek, Secretary
Morrison County Planning Commission