BALDWIN TOWNSHIP SPECIAL WORKSHOP MEETING

February 18, 2009

Present – Supervisors Jeff Holm, Lester Kriesel, Bryan Lawrence and Jim Oliver. Supervisor Paul Vollkommer absent.

Call to Order – The February 18, 2009 Baldwin Township special workshop meeting was called to order by Chairman Bryan Lawrence at 7:03 p.m.

Pledge of Allegiance – All present recited the Pledge of Allegiance.

Discuss County Comprehensive Plan – Nancy Riddle, the Sherburne County Zoning Administrator and Jon Sevald, the Sherburne County Planner, were present.

Included in the minutes are a memorandum dated February 12, 2009 and a PowerPoint presentation prepared by Sevald.

Sherburne County Government Center
PLANNING AND ZONING ADMINISTRATION
13880 Business Center Drive
Elk River, MN 55330
763-241-3900 or 1-800-438-6578
Fax: 763-241-3918

MEMORANDUM

To: Baldwin Town Board members
From: Joe Sewell, County Planner
Subject: County Comprehensive Land Use Plan, and Zoning & Subdivision ordinances
Date: February 12, 2009

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oning Department staff will be meeting with each township (Baldwin on Feb 18th) during the winter months t discuss updating the Comprehensive Plan, which will lead to overhauling the Zoning and Subdivision ordinances. During these meetings, Staff will discuss the current Comp Plan, population projections, and ask e Board's opinion on a number of issues. Our goal during these meetings is to get direction from the Town oards as to specific changes they would like to see in the Zoning and Subdivision ordinances.

elow is a list of questions and/or zoning preferences we will be asking each Town Board. This is being given u ahead of time to give you a chance to think about it prior to these meetings. At the meeting, we will expect ach Board member to read this, and has formulated an opinion or preference.

dditionally, the Town Board will be asked if there are any areas of the township where zoning should be anged (i.e. residential changed to commercial, agricultural changed to residential, etc).

Directions: Circle option(s) that are acceptable.

RICULTURAL AREAS

ption 1: 1 home per 40-acres. No subdivisions and no exceptions.

ption 2 (current): 1 home per 40-acres. Land may be subdivided into a maximum of 3-lots, if all lots are at least 75% wooded, minimal lot size of 5-acres, and minimal lot width of 300' along an existing public road.

ption 3: Same as Option 2, but remove the wooded requirement.

tion 4: Two agricultural districts: (A-1) 1 home per 40-acres (no subdivisions); and (A-2) minimum lot size of 10-acres (platted) with a minimal lot width of 660' on an existing public road (no wooded requirement).

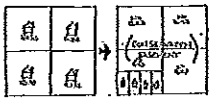
tion 5: Same as Option 4; but a proposed subdivision with 10-acre lots must be adjacent to parcels the same size or smaller. In other words, subdivisions would have to be located adjacent to each other, and not in the middle of farm fields.

tion 6: Two agricultural districts: (A-1) 1 home per 40-acres (no subdivisions); and (A-2) minimal lot size of 20-acres with minimal lot width of 660' on an existing public road (no wooded requirement).

Option 7: Same as Option 6; but a proposed subdivision with 20-acre lots must be adjacent to parcels the same size or smaller. In other words, subdivisions would have to be located adjacent to each other, and not in the middle of farm fields.

Option 8: 1 home per 40-acres. Land could be subdivided using Transfer of Development Rights (TDR), with a minimum lot size of 2.5-acres, or 5-acres.

Example: 40-acres = one 40-acre lot.
80-acres = two 2.5-acre lots (or 5-acre lots), with the remaining land held in a Conservation Easement, and cannot be subdivided further.
160-acres = four 2.5-acre lots (or 5-acre lots), with the remaining land held in a Conservation Easement, and cannot be subdivided further (see picture below).



"Permanent" Conservation Easement needs to be defined. Is "permanent" forever? Does the easement expire after ___ years? Are there contingencies that if occurred, easement becomes void?

Option 9: 1 home per 40-acres. Land could be subdivided based on a Land Evaluation Site Assessment (LESA) scoring system. Land is scored based on Rs soils, slope, neighboring land uses, proximity to such things like feed lots, paved roads, county road, fire station, schools, municipal water/sewer, etc. The idea is to establish a numerical value to land to determine its highest and best use. If its highest and best use is agriculture, then it cannot be subdivided. If it's on a paved road, near services, and the surrounding land is not farmed, then maybe it could be subdivided.

Option 10 (current): With approval of Town Board, option to develop as a Residential Planned Unit Development (R-PUD). Property would be rezoned with an R-PUD Overlay District A, and/or R-PUD Overlay District B.

R-PUD District A: minimum lot size of 1.5 acres with individual septic systems. Development must include specific amenities such as architectural and landscape standards, parks, trails, etc.

R-PUD District B: minimum lot size of ½ acre with a shared septic system. Development must include specific amenities such as architectural and landscape standards, parks, trails, etc. 50% of the development must be preserved as Open Space. It could be used by residents, or retained for agriculture, etc.

Option 11: No Option.

RESIDENTIAL AREAS (currently General Rural District)

Option 1 (current): Minimum lot size of 2.5 acres, with options (requires approval of township): (1) minimum lot size of 1.5 acres if development includes certain architectural standards and amenities; and (2) minimum lot size of ½ acre with a shared septic system, if development includes

certain architectural standards and amenities including preserving 50% of the development in a Conservation Easement that cannot be developed.

Option 2: Minimum lot size of 5 acres.

Option 3: Minimum lot size of 2.5 acres.

Option 4: Minimum lot size of 1.5 acres.

Option 5: Minimum lot size of 1 acre.

Option 6: Minimum lot size of ½ acre with a shared septic system, and require development to preserve 50% of land in a Conservation Easement, which cannot be developed.

Option 7: No Option

COMMERCIAL & INDUSTRIAL AREAS (not home businesses)

DEFINITIONS: Architectural Design Standards: Establishes requirements controlling the outside appearance of buildings within certain zoning districts. Example: A building within a Commercial zoning district near housing may be required to look more residential than like a warehouse. This may be accomplished by using a sloped roof, non-steel siding, windows, colors, etc.

Landscape Design Standards: Establishes requirements controlling vegetation. Example: requiring an established and maintained lawn, and shade trees.

NOTE: These items were discussed in 2007 at Township meetings, and at an Economic Development workshop. There was not a consensus as to what should be required in commercial and industrial areas. Thus, Staff will be proposing multiple commercial and industrial zoning districts with different rules. Townships will be able to choose which district(s) will be located in their township. Different districts will have different standards.

Current:	Proposed:
Commercial District	C-1 Commercial District
Industrial District	C-2 Office-Warehouse District
Heavy Industrial District	I-1 Light Industrial District
	I-2 Heavy Industrial District

Your preferences to the following options will give us a better idea as to how to create a zoning district in your township.

ARCHITECTURAL & SITE LAYOUT REQUIREMENTS

Option 1 (current): No Architectural Design Standards in commercial/industrial districts.

Option 2: Commercial/Industrial areas near city commercial/industrial developments shall have architectural and landscape design standards similar to those required in the neighboring city.

Option 3: Pole barns permitted (i.e. stick framed with sheet steel siding).

Option 4: Combination of masonry on bottom portion of building with non-masonry on upper portions.

Option 5: All masonry construction.

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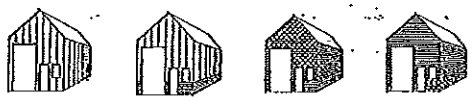

Option 3 Option 4 Option 5 Option 6

Option 7: Require buildings to be further from the road, with parking in front of the building (i.e. less green space between road and building).

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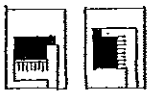


Option 7 Option 8

Option 9: No opinion re: where building/parking is placed on a lot.

LANDSCAPE REQUIREMENTS

Option 10 (current): No Landscape Design Standards in commercial/industrial districts.

Option 11: Require commercial/industrial lots to establish and maintain a grass lawn (need to define "establish" and "grass lawn").

Option 12: Require commercial/industrial lots to establish and maintain a grass lawn, or a low-maintenance lawn approved by the County (i.e. prairie grass, desert rock garden, etc).

Option 13: Require a minimum of 4" of topsoil over pervious surface areas of the lot to support grass and other vegetation.

Option 14: Require irrigation system in front and side yards.

Option 15: Require irrigation in all pervious areas of the yard.

Option 16: Require trees to be planted in front yard (i.e. 1 tree per 50' of frontage, with credit for existing trees).

Option 17: No Opinion.

PERMITTED, CONDITIONAL, & INTERIM USES

NOTE: Each zoning district has a list of Permitted, Conditional, and Interim land uses.

Permitted Use: Land use is allowed, and must comply with ordinances. No Public Hearing required.

Conditional Use: Land use is permitted with a CUP, and must comply with ordinances, and additional rules set through the Public Hearing process. CUP's are permanent, unless revoked by the County Board.

Interim Use: Land use is permitted with an IUP, and must comply with ordinances, and additional rules set through the Public Hearing process. IUP's are temporary, and expire when the land is sold, or by a specific date or event, as determined by the County Board.

Example: If someone wanted to build a restaurant in the Commercial District, it would be a permitted use. Building permits, etc. would be required, but no Public Hearing. The property owner should be able to obtain the necessary permits within 1-2 weeks. Townships are notified monthly of building permits that already have been issued.

If someone wanted to build a restaurant in the Urban Expansion District, it would require a CUP. Building permits, etc. could be issued within 1-2 weeks, and based after a CUP is approved by the County Board, which is a 2-3 month process.

The advantage of Permitted Uses is that it is a faster process of approving projects, and is more development-friendly. The disadvantage is that without a Public Hearing, the townships and the public will not have an opportunity to comment on the project.

The advantage of CUP's and IUP's is that through the Public Hearing process, the townships and public may request for site-specific requirements that may not be required through the zoning ordinance. The disadvantage is that the process takes a minimum of 2-3 months, and sometimes longer, and is not as development-friendly.

Township's have had mixed opinions whether they prefer Permitted Uses over CUP's & IUP's (according to 2007 survey and township meetings).

Question 1: If the townships could determine specifically what types of land uses could occur on which properties, and what that land use should look like, would your township be willing to have more Permitted Uses and fewer CUP's & IUP's? In other words, if the township said "if you're willing to do X, Y & Z, you can build without a CUP/IUP."

YES or NO

HIGHWAY PLANNED UNIT DEVELOPMENTS (Hwy PUD)

NOTE: The Zoning Ordinance regulates typical land uses that we would expect to see in the townships, but there's always something that comes along which we never thought of. Highway Planned Unit Developments (Hwy PUD) is a Conditional Use in areas adjacent to highways 10, 24, 25, and 169 where the use is determined to be compatible with

surrounding areas. The proposed use must be listed as a permitted use within the Commercial or Industrial districts in order to qualify as a Hwy PUD.

The County has approved CUP's for Hwy PUD's for:

- Automobile sales (Industrial District)
- Trailer sales (Industrial District) (required fence)
- Building material sales (Industrial District) (required driveway gate)
- Auction business (Agricultural District) (required architectural & landscape standards)
- Contractor's Yard (Industrial District) (required architectural & landscape standards)
- Mini-Storage (Agricultural District) (req. arch. & landscape stds, and road easement)
- Light Manufacturing (General Rural District)

In these cases, the townships and County determined that these proposed uses would be a benefit to the community, even though the ordinance did not permit them within their zoning district. Hwy PUD's allow a trade off the applicant can have their business, in turn for the County requiring things it would not normally require, such as architectural and landscape design standards. In most cases, these Hwy PUD's have resulted in businesses that have a better appearance than surrounding businesses.

If the Zoning Ordinance is amended to include architectural and landscape design standards, the intention behind Hwy PUD's would be obsolete. Hwy PUD's may still be retained as an option for those such cases which we don't anticipate seeing, but may still be proposed, and would be handled on a case by case basis.

Question 2: Do you think Highway Planned Unit Developments should be left as an option for areas adjacent to Highways 10, 24, 25, & 169?

YES or NO

Question 3: Do you think Highway Planned Unit Developments should be an option along county roads that meet a certain qualification (i.e. Co Rd with the same or greater amount of traffic compared to Hwy 10, 24, 25, & 169).

YES or NO

SAND & GRAVEL MINING

NOTE: There are two veins of significant gravel deposits in Sherburne County, located in Haven and Livonia townships. Mining sand & gravel requires an IUP in the Agricultural, General Rural, Industrial, and Heavy Industrial districts. Although the "significant" deposits are limited to Haven (Agricultural & Industrial districts) and Livonia (General Rural & Heavy Industrial districts), there are several sand and gravel pits elsewhere in the County.

The public's concerns with these operations have included the days/hours of operation, increased truck traffic, noise, dust, groundwater pollution, and disturbance to or attraction of wildlife. The County has addressed these on a case by case basis through the IUP (formally CUP) process. Most of these concerns are related to the proximity of residential developments near the mining operations, which have been anywhere from immediately adjacent to the mining operation, to over one mile away. Currently, mining operations must have a minimum setback of 40' from property lines and other land uses.

One option to limit the conflicts between mining and residential uses is to separate them. In this case, a separate zoning district, or overlay zoning district would be created to include those areas that have been determined by the DNR or through soil borings to have

significant deposits of aggregate. In these cases, mining would be allowed as a Permitted or Interim use, while residential developments would not be permitted (could still build one house on a non-platted property).

However, there are problems with this as some of these areas have already been developed into homes. Creating a separate zoning district for mining would address future land use conflicts, but may not address current conflicts between active gravel mines and current housing developments.

A solution to this is for the County to work with the mining industry, landowners, and nearby residents to develop an overall master plan of the aggregate areas to determine where mining and processing will occur, which roads will be used, days & hours of operation, etc. A master plan would also include a Reclamation Plan for what the land will be used for after it has been mined, as well as the timing of when mining will end, and a new land use may begin.

Other communities, such as Maple Grove, Empire Township (Dakota County), and Elk River have developed similar plans. But in these cases, there were a small number of landowners who owned a large amount of land. This is similar to Haven, but in Livonia, there are a large number of landowners, with smaller tracts of land. The more landowners involved, the more difficult it is to agree on things.

Question 4: Should a Mining zoning district or overlay district be established to limit the conflict between mining and non-compatible land uses such as residential, and work with landowners and the mining industry to develop a master plan for areas with significant deposits (Haven & Livonia townships)?

YES or NO

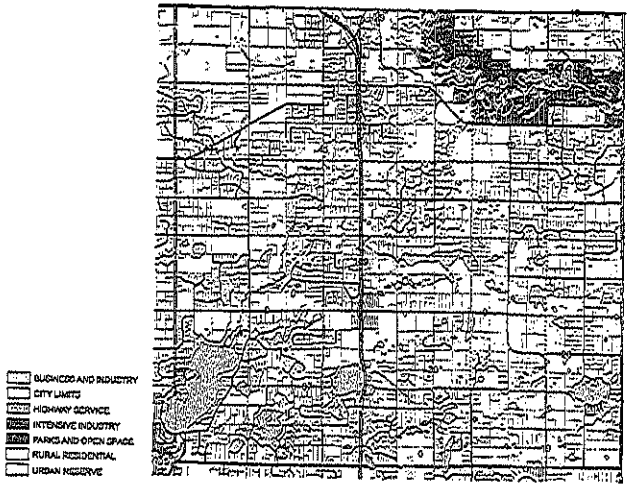
A Yes vote would limit mining to certain areas of Haven and Livonia townships, and in turn would limit residential development in those areas. A No vote would continue to permit mining and residential development in many areas of all townships.

Comp Plan Process & Timeline

- **January-March:** Staff to meet with each township to discuss land use issues. This discussion will serve as the basis for the Comp Plan draft.
- **January-May:** Staff will draft the Comp Plan.
- **Summer 2009:** County Board Workshop.
- **Summer 2009:** Draft Comp Plan presented to townships and Planning Commission. Solicit review by other agencies.
- **Fall 2009:** Comp Plan to be revised pending township & Planning Commission comments re: draft.
- **Fall 2009:** Public Hearing and adoption by County Board.

NOTE: County will be simultaneously drafting a new Zoning & Subdivision ordinance.

County: Comprehensive Plan



Tonight's Agenda:

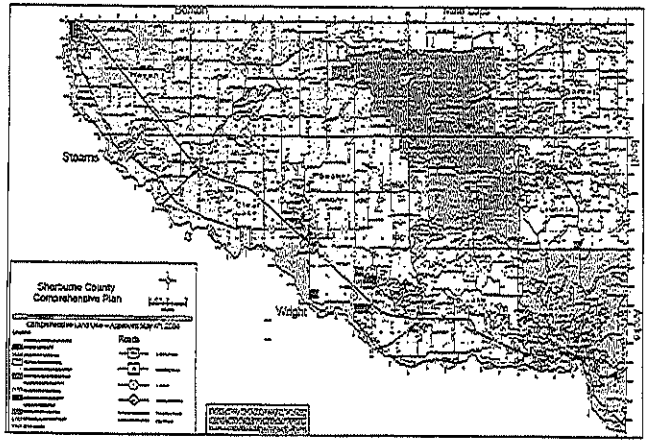
- Comp Plan Process &Timeline
- Overview of 2004 Comp Plan
- Census Projections
- 2010-2030 Comp Plan Table of Contents
- Questions for Town Board

Sherburne County
Comprehensive Land Use Plan
2010-2030

DRAFT

Adopted by the Sherburne County
Board of Commissioners
_____, 2009

Overview of 2004 Comp Plan.



2010-2030 Comp Plan Table of Contents.

The Foundation of the Comprehensive Plan
- Legislative Authority
- Exec Summary & Content Overview
- Plan Process
- Comp Plan in Sherburne County since 1970
- Regional Significance & Forecast for Growth

Land Use
- Existing Land Use
- Future Land Use
- City-Township Land Use Compatibility
- Housing
- Economic Development
- Scenic & Recreational River Corridors
- Aggregate Resource Protection
- Agricultural Preservation
- Emergency Management, Disasters, & Recovery
- Goals, Policies, & Implementation

Transportation
- Highways & Roads
- Bicycles & Pedestrians
- Transit
- Aviation
- Goals, Policies, & Implementation

Water & Resources
- Wastewater Management
- Surface Water
- Ground Water Supply
- Landfills
- Goals, Policies, & Implementation

Parks & Open Space
- Parks, Opens Space, & Trails
- Sherburne National Wildlife Refuge
- Sand Dunes State Forest
- Goals, Policies, & Implementation

Implementation
- Capital Improvement Program

Appendix
- Resources

AGRICULTURAL AREAS

Directions: Circle option(s) that are acceptable.

Option 6: Two agricultural districts; (A-1) 1 home per 40-acres (no subdivisions); and (A-2) minimal lot size of 20-acres with minimal lot width of 660' on an existing public road (no wooded requirement).

Option 7: Same as Option 6; but a proposed subdivision with 20-acre lots must be adjacent to parcels the same size or smaller. In other words, subdivisions would have to be located adjacent to each other, and not in the middle of farm fields.

Census Projections.

City/TWP	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035
Baldwin	1,099	1,857	2,412	2,588	3,188	3,796	4,672	6,488	7,826	9,234	10,434	11,473	12,629	13,715
Blue Hill	495	683	678	766	882	928	762	1,578	1,888	2,216	2,505	2,755	3,027	3,281
Livonia	705	1,149	1,629	1,925	2,745	3,191	3,917	5,567	6,808	8,137	9,318	10,342	11,454	12,498
Princeton	2,531	N/A	3,146	N/A	3,719	N/A	3,933	7,145	8,696	10,353	11,823	13,097	14,481	15,779
Zimmerman	495	667	1,074	1,222	1,402	1,994	2,551	4,775	6,025	7,380	8,595	9,655	10,802	11,881
County	18,504	25,050	29,908	35,655	49,330	53,798	64,417	85,025	101,560	119,040	134,390	147,580	161,990	173,410

- State estimates Baldwin will grow by 6,141 persons between 2006-2030, or 2,067 additional homes (average of 86 new homes p/year)
- Between 2006-2030, 5,477 acres would be converted to Residential, assuming 2.5-acre lot developments.
- Problem: Baldwin only has about 1,484 acres of "high-ground" available for development.
- Baldwin may be built-out by 2013 assuming an average of 86 new homes per year on 2.5-acre lots (Baldwin had 13 houses built in 2008).
- NOTE: # of lots needed and # acreage converted to residential does not take into account the number of vacant lots or homes available that should be substituted for creating a new lot.

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Option 1: 1 home per 40-acres. No subdivisions and no exceptions.

Option 2 (current): 1 home per 40-acres. Land may be subdivided into a maximum of 3-lots, if all lots are at least 75% wooded, minimal lot size of 5-acres, and minimal lot width of 300' along an existing public road.

Option 3: Same as Option 2, but remove the wooded requirement.

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RESIDENTIAL AREAS (Currently General Rural)

Directions: Circle option(s) that are acceptable.

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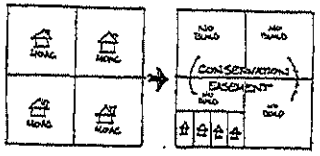

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ARCHITECTURAL & SITE LAYOUT REQUIREMENTS

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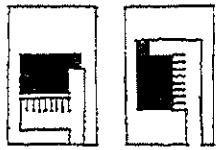
Option 8: Require buildings to be closer to the road, with parking on the side or rear of the buildings (i.e. more green space between road and building).



Option 7 Option 8

Option 9: No Opinion re: where building/parking is placed on lot.

COMMERCIAL & INDUSTRIAL AREAS (not Home Businesses)
LANDSCAPE REQUIREMENTS

Directions: Circle option(s) that are acceptable.

Option 14: Require irrigation system in front and side yards.

Option 15: Require irrigation in all pervious areas of the yard.

Option 16: Require trees to be planted in front yard (i.e. 1 tree per 50' of frontage, with credit for existing trees).

Option 17: No Opinion.

PERMITTED, CONDITIONAL, & INTERIM USES

Directions: Circle option(s) that are acceptable.

Question 1: If the townships could determine specifically what types of land uses could occur on which properties, and what that land use should look like, would your township be willing to have more Permitted Uses and fewer CUP's & IUP's?

In other words, if the township said "if you're willing to do X, Y & Z, you can build without a CUP/IUP."

YES or NO

HIGHWAY PLANNED UNIT DEVELOPMENTS (Hwy PUD)

Directions: Circle option(s) that are acceptable.

If the Zoning Ordinance is amended to include architectural and landscape design standards, the intension behind Hwy PUD's would be obsolete.

Hwy PUD's may still be retained as an option for those such cases which we don't anticipate seeing, but may still be proposed, and would be handled on a case by case basis.

Question 2: Do you think Highway Planned Unit Developments should be left as an option for areas adjacent to highways 10, 24, 25, & 169?

YES or NO

Question 3: Do you think Highway Planned Unit Developments should be an option along county roads that meet a certain qualification (i.e. Co Rd with the same or greater amount of traffic compared to Hwy 10, 24, 25, & 169).

YES or NO

PERMITTED, CONDITIONAL, & INTERIM USES

Directions: Circle option(s) that are acceptable.

The advantage of Permitted Uses is that it is a faster process of approving projects, and is more development-friendly. The disadvantage is that without a Public Hearing, the townships and the public will not have an opportunity to comment on the project.

The advantage of CUP's and IUP's is that through the Public Hearing process, the townships and public may request for site-specific requirements that may not be required through the zoning ordinance. The disadvantage is that the process takes a minimum of 2-3 months, and sometimes longer, and is not as development-friendly.

Township's have had mixed opinions whether they prefer Permitted Uses over CUP's & IUP's (according to 2007 survey and township meetings).

HIGHWAY PLANNED UNIT DEVELOPMENTS (Hwy PUD)

Directions: Circle option(s) that are acceptable.

NOTE: The Zoning Ordinance regulates typical land uses that we would expect to see in the townships, but there's always something that comes along which we never thought of

Highway Planned Unit Developments (Hwy PUD) is a Conditional Use in areas adjacent to highways 10, 24, 25, and 169 where the use is determined to be compatible with surrounding areas.

The proposed use must be listed as a permitted use within the Commercial or Industrial districts in order to qualify as a Hwy PUD.

The County has approved CUP's for Hwy PUD's for:

Automobile sales	Trailer Sales
Auction business	Contractor's Yard
Mini-Storage	Light Manufacturing

Discussion was held regarding the town board preferences for agricultural, residential, commercial and industrial areas.

Discuss Conditional Use Permit Revocation -

Baldwin Township CUP Status 2008

PID#	Name	Type of CUP	Date Issued	Business No Longer Operating	Business Is Operating
01-459-0110	ABCO Properties	Auto Sales	2004	X	
01-459-0125	ABMT Investment	Machine Shop	2004		X
01-014-2120	Alderink, Phil	Change Oil - One Truck	2004	X	
01-460-0110	Almquist, T	Cabinet Shop	1996	X	
01-014-4306	Anderson, C	Small Engine Repair	1996	X	
01-036-4102	Andrews, J	Dog Kennel	1980	X	
01-023-3101	Angstman	Hunting Preserve	1998		X
01-014-2315	Bernard	Auto Repair	1995	X	
01-419-0170	Brightman	Street Rod Builder	2004		X
01-409-0216	Brown	Restore old cars	1983	X	
01-420-0170	Ciskovsky	Auto Repair	1995	X	
01-425-0104	Ciskovsky	Auto Repair - Comm Dist	2001		X
01-421-0110	Cooper	CB Antenna	1978	X	
01-419-0150	D Commers	Carpet & Floor Business	2004		X
01-546-0110	Dragich	Auto Literature Sales	2005		X
01-442-0125	Evans	Hair Salon	1995	X	
01-031-1401	Ewert	Tree Service Business	2007		X
01-008-3100	Fagerness	Dig Pond	2007	X	
01-009-4105	Fleury	Craft Shop	1986	X	
01-004-1320	Fleury	Group Family Day Care	1988		X
01-011-1102	Gordon	Riding Stable	2005		X
01-014-2404	Goskey	Painting Business	2005		X
01-013-1100	Gove	Dog Kennel	1988		X
01-009-3107	Gross	Building Log Furniture	2002		X
01-025-3100	Gunsell	Home Business	1983	X	
01-537-0110	Hauge	Trophy Shop	1991		X
01-013-3400	Hegman	Installing Truck Accessorie	2000	X	
01-528-0110	Hewitt/Hiller	Outdoor Rec Area	1987	X	
01-504-0115	Holland	Auto Repair	2007		X
01-012-1330	Holt	Gift Shop	1988	X	
01-471-0110	Jensen	Assemble Recyc Equip	2000		X
01-028-3310	Johnson	Beauty Shop	1987		X
01-460-0115	Jones	Welding & Fab	2003		X
01-015-3105	Kjos	Auto Repair	2000	X	
01-524-0215	Kruse	Aircraft Restoration	2005		X
01-524-0215	Kruse	Precast Septic Tanks	1983	X	
01-524-0215	Kruse	Cabinet Shop	2003	X	
01-036-1100	Langenbach	Truck Fab, Welding	2003		X
01-009-3300	Lemke	Excavate 2 ponds	2003		X
01-406-0560	Lenz	Woodworking Shop	1990	X	
01-028-3219	Leyse	Quilting	1999	X	
01-007-3100	Lind	Sell Knitting Machines	1985	X	
01-409-0210	Locke	Recreational Activity	1997	X	
01-415-0140	Maynard	Beauty Shop	1991	X	
01-023-1401	McGinnis	Dog Breeding Kennel	1991	X	
01-004-1311	Gallenberg	Dog Kennel	1988		X
01-004-1320	McInnes	Boat Repair, Storage	2000		X
01-423-0160	Neldenfeuhr	Milk Storage/Mini Storage	2001		X
01-027-3110	Nutt	Contractor's Yard	2005		X
01-027-3110	Nutt	Excavate a Pond	2005		X
01-021-2105	Olson	Mail Order Parts Shop	1999		X
01-032-1400	Pangerl	Motorcycle Repair	1983	X	
01-028-3315	Patten	Machine Shop	2000		X

01-447-0110	Skogquist	Truck Excav Business	1999		X
01-003-1410	Stueland	Sheet Metal Parts	1998	X	
01-419-0120	Tibbetts	Auto Repair	2001		X
01-014-4205	Vahlsing	Stain & Finish Cabinets	2006		X
01-464-0205	Van Someren	Fox Ranch	1987	X	
01-017-1100	Vollkommer	Sign Making	1988		X
01-008-4109	Vork	Auto Repair	1997		X
01-448-0105	Wark	Auto Repair	1996	X	
01-031-1400	Watson	Auto Repair	2007		X
01-459-0140	Weaver	Superior Jetting	2005		X
01-XXX-XXXX	Rum River Trail	Snowmobile Grass Race	1997	X	

RESOLUTION # _____

WHEREAS; the Sherburne County Board of Commissioners is the Zoning authority for Baldwin Township;

WHEREAS; the Zoning Department sent letters to property owners having a Conditional Use Permit in Baldwin Township requesting that they fill out a form and return it to the Zoning Department regarding whether a business was still being operated from the site,

WHEREAS; the below listed thirty-four (34) property owners have notified the Zoning Department that no business is being operated from the property, and requested that their Conditional Use Permit be terminated.

NOW, THEREFORE BE IT RESOLVED that the Sherburne County Board of Commissioners revoke the following Conditional Use Permits in Baldwin Township,

DOC#188762, PID#01-007-3100, Jodilee Lind, 13920 Co Rd 42 NW, Princeton, (CUP#4616)
DOC#335935, PID#01-460-0110, Tom & Netti Almquist, 28521 – 108th St NW, Zimmerman, (CUP#18304)
DOC#176361, PID#01-409-0216, Tana & Douglas Brown, 13903 – 290th Ave, Zimmerman, (CUP#3463)
DOC#311165, PID#01-014-2315, David Bernard, 11142 – 305th Ave NW, Princeton, (CUP#16322)
DOC#425134, PID#01-015-3105, Stephen & Rachel Kjos, 30428 – 116th St NW, Princeton, (CUP#25288)
DOC#220181, PID#01-424-0160, Bryan & Virginia Richards, 13051 – 289th Ave NW, Zimmerman (CUP#7677)
DOC#640516, PID#01-008-3100, Richard Fagerness, 13316 – 311th Ave, Princeton, (CUP#38086)
DOC#425132, PID#01-013-3400, Tom & Bonnie Hegman, 30104 – 100th St, Princeton, (CUP#25187)
DOC#319784, PID#01-420-0170, Daniel Ciskovsky, 31630 – 123rd St, Princeton, (CUP#17117)
DOC#_____, PID#01-421-0110, George & Linda Cooper, 13525 – 290th Cir, Zimmerman, (CUP#86)
DOC#366253, PID#01-003-1410, David & Denise Stueland, 32212 – 112th Ave, Princeton, (CUP#20604)
DOC#209919, PID#01-454-0205, Harris & Sylvia Van Someren, 9608 – 321st Ave NW, Princeton (CUP#6724)
DOC#176362, PID#01-025-3100, Warner Gunsell, 28712 – 100th St NW, Zimmerman (CUP#3350)
DOC#355786, PID#01-409-0210, Grant & Nora Locke, 29011 – 138th St, Zimmerman (CUP#20138)
DOC#219290, PID#01-012-1330, Daniel & Lynda Holt, 9944 – 313th Ave, Princeton (CUP#7616)
DOC#253374, PID#01-415-0140, Kevin & Robin Maynard, 28530 – 97th St, Zimmerman (CUP#10971)
DOC#622255, PID#01-004-1300, Richard Schwartz, 12235 – 323rd Ave NW, Princeton (CUP#36552)
DOC#297825, PID#01-017-3203, Bryan Scheerer, 30413 – 136th St NW, Princeton (CUP#14751)
DOC#429778, PID#01-008-4406, Timothy Quast, 31042 – 128th St, Princeton (CUP#25407)
DOC#517217, PID#01-524-0215, Duane Kruse & Sharon Sandberg, 29563 – 144th St NW, Princeton (CUP#30496)
DOC#174388, PID#01-524-0215, Duane Kruse & Sharon Sandberg, 29563 – 144th St NW, Princeton (CUP#3088)
DOC#178358, PID#01-032-1400, Jeffrey Pangerl, 28118 – 128th St, Zimmerman, (CUP#3625)
DOC#325206, PID#01-448-0105, Douglas & Ruby Wark, 10124 – 277th Ave, Zimmerman (CUP#17322)
DOC#394522, PID#01-028-3219, David Leyse, 28503 – 127th St, Zimmerman (CUP#22320)
DOC#253293, PID#01-023-1401, Stephen McGinnis, 10540 – 291th Ave, Princeton (CUP#10817)
DOC#314000, PID#01-442-0125, Jeremy & Amy Evans, 10722 – 313th Ave NW, Princeton (CUP#16627)
DOC#571114, PID#01-459-0110, ABCO Properties, LLC, 32003 – 128th St NW, Princeton (CUP#33635)
DOC#239167, PID#01-406-0560, Jeffry Lenz, 28016 – 133 ½ St, Zimmerman (CUP#9502)
DOC#197729, PID#01-009-4105, Darrin & Jennifer Fleury, 31103 Hwy 169, Princeton (CUP#5573)
DOC#327285, PID#01-014-4306, Clarence & Julaine Anderson, 30249 – 108th St NW, Princeton (CUP#17401)
DOC#209918, PID#01-528-0110, Andrea Hewitt & Sylvia Hiller, 11127 – 313th Ave NW, Princeton (CUP#6787)
DOC#571673, PID#01-014-2120, Phil Alderink, 30846 – 108th St, Princeton (CUP#32063)
DOC#_____, PID#01-036-4102, Jason & Andrews, 27936 – 96th St, Zimmerman (CUP#14)
DOC#311167, PID#01-021-XXXX, Platted as Deer Trail in 2000, formerly Snowmobile Grass Drag (CUP#19476)

_____ _____
Chairperson, Sherburne County Board of Commissioners Date

CONDITIONAL USE PERMIT (CUP) STATUS FORM

PID#01-017-1100

Name of Property Owner: _____

Address of Property: _____

Township: _____

Daytime Phone Number: _____

Please check one box:

☐ No one has operated a business from my property since I purchased the property in _____. Please revoke the existing Conditional Use Permit.

☐ I no longer operate a business from this location. All business related operations were discontinued in _____. Please revoke the existing Conditional Use Permit.

☐ A business is still being operated from this location. The Zoning Department will be contacting you to schedule a compliance inspection of your property.

_____ _____

Signature *Today's Date*

Please fax or mail to the Sherburne County Zoning Dept
763-241-2910 (fax)

Sherburne County Zoning Dept
13880 Hwy 10
Elk River, MN 55330

According to Riddle, the only time the county has the authority to revoke a conditional use permit is when the requirements are not being met. A new letter has been sent out to property owners based on Baldwin's concerns. Everything will be in writing. Holm said he would like to see an updated GIS map when everything has been removed.

Lawrence thanked Riddle and Sevald for attending the meeting.

Adjourn – Kriesel/Holm unanimous to adjourn at 9:07 p.m.

Cathy Stevens

Submitted By: (s/) Cathy Stevens
Clerk/Treasurer
Baldwin Township

Approved By: (s/) Bryan Lawrence
Chairman, Board of Supervisors
Baldwin Township

Attendees: Nancy Riddle, Jon Sevald, Stephanie Ketterl, Elaine Philippi, Ray McGraw