

AGENDA FOR THE MONDAY, AUGUST 8, 2016
PLANNING COMMISSION HEARING – 7:00 PM

REZONE/AMENDMENT: Joel Johnson, property owner; Debra Geister, applicant. Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ & part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, lying North of Hwy 9, Section 36, Township 122, Range 35, Colfax Township. 2396 Hwy 9 NE

Petitioner requests to re-zone the above described property from A-2 General Agriculture District to CI Commercial/Industrial District.

DISCUSSION:

- Non-conforming Uses in Shorelands
- Temporary Family Health Care Dwellings

ZONING ADMINISTRATOR
Kandiyohi County Office Building
400 SW Benson Ave
Willmar, Minnesota 56201
(320) 231-6229 FAX (320) 231-6263

THERE IS A PUBLIC HEARING SCHEDULED FOR **MONDAY, AUGUST 8, 2016 AT 7:00 P.M.** IN THE COMMISSIONERS ROOM AT THE KANDIYOHI COUNTY HEALTH & HUMAN SERVICES BUILDING, LOCATED AT 2200 23RD ST NE, WILLMAR, MINNESOTA TO CONSIDER THE PROPOSED RE-ZONE OF PROPERTY DESCRIBED AS:

Part of the NE ¼ of the SE ¼ & part of the SE ¼ of the SE ¼, lying North of Hwy 9, Section 36, Township 122, Rang 35, Colfax Township. (2396 Hwy 9 NE)

Property Owner: Joel Johnson
Name of Applicant: Debra Geister

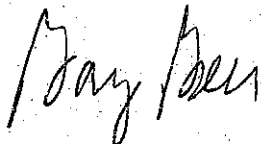
Petitioner requests to re-zone the above-described property from A-2 General Agriculture District to CI Commercial/Industrial District.

A COPY OF THE ABOVE DESCRIBED AMENDMENT IS AVAILBALE FOR VIEW IN THE OFFICE OF THE COUNTY ZONING ADMINISTRATOR.
LET MAILED NOTICE HEREOF BE GIVEN TO ALL PROPERTY OWNERS WITHIN ONE HALF (1/2) MILE OF THE AREA INCLUDED IN THE REQUEST AND ALL MUNICIPALITIES AND TOWNSHIPS WITHIN THE COUNTY THEREOF.

All persons will be given the opportunity to be heard.

DATED: JULY 27, 2016

SINCERELY



GARY GEER
ZONING ADMINISTRATOR

SITE PLAN

NAME J. Johnson
D. Geister

TAX PARCEL NUMBER 12-036-0111

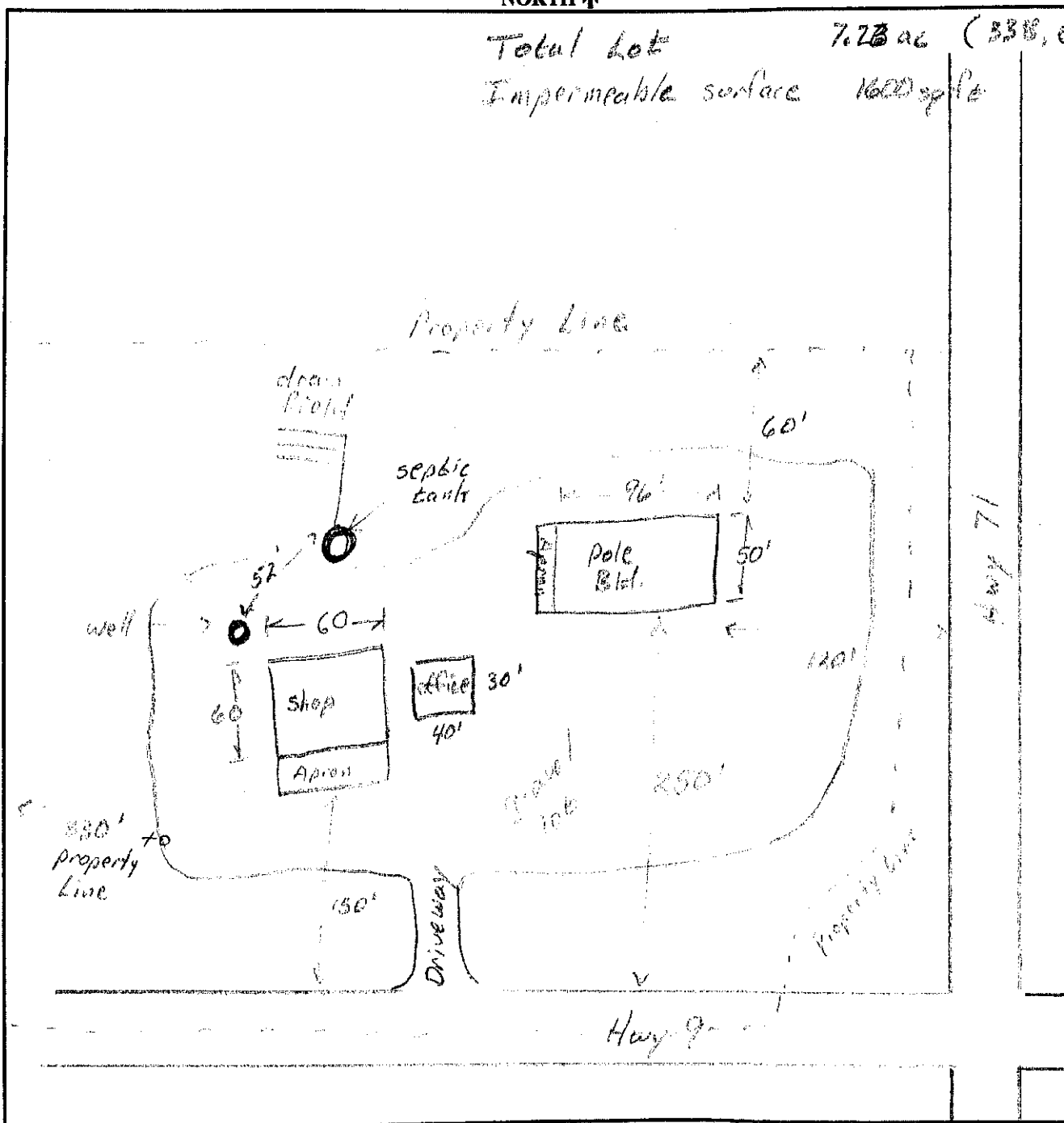
Information to be included in site plan

- | | |
|---|---|
| <input checked="" type="checkbox"/> Location & size of ALL existing and proposed structures | <input checked="" type="checkbox"/> Distance from lake, road(s), & property lines |
| <input checked="" type="checkbox"/> Location of well & septic | <input checked="" type="checkbox"/> Total lot square footage |
| <input checked="" type="checkbox"/> Location of road(s) & driveway(s) | <input checked="" type="checkbox"/> Total impermeable surface square footage |
- *Previous Variance/Conditional Use on the property? yes

SITE PLAN

NORTH ↑

Total lot 7.28 ac (338,026 sq/ft)
Impermeable surface 1600 sq/ft



8-8-16 Planning Commission Draft Findings

Joel Johnson/Deb Geister:

- The site has historically and continually been used commercially through conditional use permits.
- The site is adjacent to other commercially zoned properties.
- The site is located at the intersection of the highway corridors of U.S. Hwy 71, and MN Hwy 9.

Staff would recommend approval with the following findings.

Findings:

The Planning Commission finds that the proposed use is in harmony with the goals and objectives of the Comprehensive Plan as illustrated by the following references.

- Chapter 7, Goal 8 Objective A Guideline 7 - Commercial and industrial growth or expansion occur near existing commercial and industrial areas...
- Chapter 6, pg 4 "Economic Development", Commercial development along highway corridors, especially in areas that are currently established as commercial developments, can provide for orderly growth patterns and minimize the chance for incompatible land uses.