

Draft
PLANNING COMMISSION MEETING
June 5, 2019, at 7:00 PM
Carlton County Transportation Building

(1) Chairperson Ezell called the meeting to order at 7:01 PM.

Members Present: Jack Ezell, Byron Kuster, Sam Huhta, Erik Abrahamson, Dennis Lundin and Jim Gottschald

Members Absent: District 1 (Vacant)

Ex Officio Members Present: Commissioner Mark Thell and Dave Hurst

Ex Officio Member Absent: None

(2) Motion by Kuster, seconded by Lundin, and supported by all yeas votes to approve the minutes of the May 1, 2019, meeting.

(3) The public hearing was called to order at 7:01 PM.

(4) Chairperson Ezell read a statement that the legal ad was sent to the legal newspaper, the Star Gazette, on May 16, 2019, and published May 23, 2019.

(5) Chairperson Ezell read a statement regarding Finality of Decisions. The Finality of Decisions was placed on the projector screen.

(6) Permit Requests:

(A) Rezoning #519001: Ramona Laveau

Ramona Laveau of 560 County Road 4, Wrenshall, MN 55797 has requested to amend the Official Zoning Map of Carlton County by changing the property described as Part of the West ½ of the Southeast ¼, Section 34, Township 48 North, Range 16 West in Silver Brook Township (PIN 69-020-2820). The request includes rezoning the Southwest ¼ of the Southeast ¼ portion of this parcel from A-1 Agriculture/Forest Management District to A-2 Agriculture/Rural Residential District. The property address is 560 County Road 4.

Matthew Laveau of 624 County Road 4, Wrenshall, MN 55797 was present to represent the request. Chairperson Ezell read the description of the request from the legal ad and asked Mr. Laveau to further expound on the request. Laveau indicated the property is fifty five acres, and his mom and dad built a house on the property. He said his mom would like to split the property into three parcels, but the south portion of the property needs to be rezoned to A-2 from A-1 so they don't need a twenty acre minimum. He said they are going to sell the parcel with the house to a nephew, a parcel will be sold to a sister, and the other parcel will be sold to another grandchild. He said where the existing house is the zoning is A-1.

Ezell asked if the smallest proposed lot will be 11.5 acres. Laveau said yes.

Chairman Ezell asked if there were any questions from the Planning Commission.

Hurst played the video. Laveau narrated the video.

Gottschald asked if there is a waiting period after the proposed split before additional subdividing takes place. Hurst said they could not subdivide the property again under an administrative subdivision due to

lot width of the three proposed parcels. They would have to go through a minor subdivision to split up the property further.

Chairman Ezell summarized the development review submitted by Zoning Administrator Cunningham dated May 28, 2019.

Chairperson Ezell asked if there were any comments in support of the request from the audience. There were none.

Chairperson Ezell asked if there were any other comments from the audience. There were none.

(7) As there were no additional questions for the applicants, Chairman Ezell closed the public hearing at 7:14 PM. The Planning Commission deliberated the rezoning application as part of the Planning Commission meeting.

(A) Rezoning #518001: Ramona Laveau

Motion by Huhta, seconded by Abrahamson and supported by all yea votes to recommend approval of Rezoning Application #519001 to the County Board.

(8) Old Business: None

(9) Other Business: None

(10) Motion by Kuster, seconded by Lundin and supported by yea votes to adjourn the meeting.

Respectfully submitted,

Dave Hurst
Recording Secretary