

**DRAFT**  
**PLANNING COMMISSION MEETING**  
**March 4, 2020 at 7:00 PM**  
**Carlton County Transportation Building**

(1) Chairperson Ezell called the meeting to order at 7:00 PM.

Members Present: Jack Ezell, Sam Huhta, Dennis Lundin, Erik Abrahamson, Jim Gottschald and Keith Depre

Members Absent: Byron Kuster

Ex Officio Members Present: Commissioner Mark Thell and Heather Cunningham

Ex Officio Member Absent: None

(2) Motion by Lundin, seconded by Huhta, and supported by all yea votes to approve the minutes of the February 5, 2020, meeting.

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

(4) Chairperson Ezell read a statement that legal ads were sent to the two legal newspapers. The Star Gazette ad was sent on February 13, 2020, and published on February 20, 2020. The Pine Knot ad was sent on February 13, 2020, and published on February 21, 2020.

(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 #520001: Michael Gay**

Michael Gay of 9069 285<sup>th</sup> Avenue Northeast, North Branch, MN 55056 has requested a variance to amend the Official Zoning Map of Carlton County by changing the property described as Part of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  both in Section 33, Township 47 North, Range 17 West in Blackhoof Township (PIN 45-074-5730 and 5760) from A-1 Agriculture/Forest Management District to A-2 Agriculture/Rural Residential District. For continuity, the hearing will include rezoning the railroad right-of-way owned by Carlton County (PIN 45-074-5735). The property address is 1944 County Road 6.

Michael Gay of 9069 285<sup>th</sup> Avenue Northeast, North Branch, MN 55056 was present to represent the request. Chairperson Ezell read the description of the request from the legal ad and asked Mr. Gay to further expound on the request. Gay indicated that his property is in the A-1 Zoning District which has a minimum lot size of 20 acres. He has two parcels that are about 80 acres total in area. The Soo Line Trail runs through the northern 40 acres as an easement. Approximately 7 acres of his property are north of the Soo Line Trail. He would like to market the 7 acre portion with the house and barn and he would keep the back 73 acre parcel

Chairman Ezell asked if there were questions from the Planning Commission. There were none.

Cunningham played the video. Gay narrated the video.

Chairman Ezell summarized the Development Review submitted by Zoning Administrator Cunningham dated February 27, 2020.

Huhta asked why the easement for the Soo Line Trail is so wide in this area. Gay assumed it was due to the soils and steep ravine in this area.

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

Chairperson Ezell asked if there were any comments opposed to the request from the audience. Tim Strom of 1894 East County Road 103, Barnum, MN 55707 indicated he was concerned that the property would be further subdivided. Sandra Strom of the same address indicated she was also concerned about further development. Cunningham explained the subdivision rules as well as the access issues across the Soo Line Trail and Skunk Creek. Cunningham indicated it would be very difficult and cost prohibitive to further develop the property.

Jeremiah Johnson of 1874 East County Road 103, Barnum, MN 55707 asked about access for the Soo Line Trail and other property owners if the property sold. Gay indicated the access would be limited to the trail or if an adjoining property owner wanted to purchase it.

Michael Salzer of 3444 County Road 104, Barnum, MN 55707 and Blackhoof Township Supervisor reiterated the difficulty of crossing Skunk Creek due to the ravine and soil type.

(7) As there were no additional questions for the applicants, Chairman Ezell closed the public hearing at 7:18 PM. The Planning Commission deliberated the rezoning application as part of the Planning Commission meeting.

**(B) Rezoning #520001: Michael Gay**

Motion by Gottschald, seconded by Abrahamson and supported by all yea votes to recommend approval of Rezoning Application #520001 to the County Board. The approval included rezoning the portion of the Soo Line Trail identified as PIN 45-074-5735.

(8) Old Business: None

(9) Other Business: None

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

Respectfully submitted,

Heather Cunningham  
Recording Secretary