

POLK COUNTY

PLANNING COMMISSION

**February 24, 2023**

AGENDA

9:00 a.m. Call to order

Approval of Minutes from December 2, 2022

Election of Officers: Chairman and Vice Chairman

Public Hearings:

9:05 a.m. Conditional Use Permit – Minnkota Power Cooperative - construct and expand an existing electrical Substation

9:20 a.m. PRELIMINARY/FINAL PLAT– Richard Johnson – creating a roadway

9:40 a.m. PRELIMINARY/FINAL PLAT – Thomas Kraft – creating 3 lots

10:00 a.m. Conditional Use Permit – John Reitmeier/Casey Hammer - construct and operate a convenience store

10:40 a.m. Conditional Use Permit – Viking Gas Transmission - pipeline storage area in the floodplain district

#### NOTICE

Notice is hereby given that a hearing has been set for Feb 24, 2023 at 9:00 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota, to consider the application of Minnkota Power Cooperative, 5301 32<sup>nd</sup> Ave S, Grand Forks, ND 58201 for a Conditional Use Permit to construct and expand an existing electrical Substation on a parcel of land located at: 21356 420<sup>th</sup> Street SE, Winger, MN 56592 and described as: Beginning at the southeast corner of the SW $\frac{1}{4}$  of Section 9, Township 147 N., Range 42 W. of the Fifth Principal Meridian, thence running north, along the one quarter line for a distance of 800'; thence west, and parallel to the south section boundary, for a distance of 800'; thence south for a distance of 800'; thence east along the south section boundary, for a distance of 800' to the point of beginning, being a part of the SW $\frac{1}{4}$  of Section 9, Township 147 N., Range 42 W. of the Fifth Principal Meridian. This parcel contains approximately 14.7 acres, parcel #72.00065.00. All property owners within  $\frac{1}{4}$  mile of the proposed Conditional Use Permit are invited to appear at said hearing.

Dated: January 5, 2023

Jacob J. Snyder

Planning & Zoning Administrator

## NOTICE

Notice is hereby given that a hearing has been set for Feb 24, 2023 at 9:20 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota, to consider the PRELIMINARY/FINAL PLAT for Richard Johnson, 45546 337<sup>th</sup> Ave SE, Fosston, MN 56542, who wishes to plat a roadway on 2 parcels of land described as: All that part of Government Lot Five (5), Section Thirty-four (34), Township One Hundred Forty-seven (147) North, Range Forty (40) West of the Fifth Principal Meridian, described as follows: Commencing at a point on the west line of the said Lot 5 (said line also being the section line between sections 33 and 34) at the South end thereof where said line intersects with the meander line of Sand Hill Lake; thence North 666 feet to a point, thence Easterly on a line perpendicular to said section line to the meander line of Sand Hill Lake; thence in a Southerly direction following the meander line of Sand Hill Lake in a Southerly and Westerly direction to the point of beginning, parcel #61.00240.00, **AND** All that part of Government Lot Five (5), Section Thirty-four (34), Township One Hundred Forty-seven (147) North, Range Forty (40) West of the Fifth Principal Meridian, described as follows: Commencing at a point on the west line of said Lot 5 (said line also being the section line between Sections 33 and 34) at the south end thereof where said line intersects with the meander line of Sand Hill Lake; thence north 666 feet to a point; thence easterly on a line perpendicular to said section line to the meander line of Sand Hill Lake; thence in a southerly direction following the meander line of Sand Hill Lake in a southerly and westerly direction to the point of beginning, parcel #61.00233.00. All property owners within 500 feet of the proposed plat are invited to the meeting.

Dated: January 3, 2023

Jacob J. Snyder, Planning & Zoning Administrator

## NOTICE

Notice is hereby given that a hearing has been set for February 24, 2023 at 9:40 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota, to consider the PRELIMINARY/FINAL PLAT for Craig Kraft and Spencer Blanton, 224 S Minnesota St, Crookston, Mn 56716, who wishes to plat Get Away Addition, creating 3 lots on parcels of land described as: The Northeast Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter, and Government Lot 7, lying southeast of the centerline of C.S.A.H. 57, Section 6, and Government Lots 1, 2, 3, 4, 6, 7, 8, 9, 11, and 12, the Northeast Quarter of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Southwest Quarter of Section 7, all in Township 150 North, Range 45 West of the Fifth Principal Meridian, Polk County, Minnesota. Said parcels above contain 557.13 acres, more or less, and is subject to easements, restrictions, or reservations of record, if any. This plat encompasses parcels #13.00234.00, 13.00238.00, 13.00239.00, 13.00241.00 and 13.00242.00. All property owners within 500 feet of the proposed plat are invited to the meeting.

Dated: February 1, 2023

Jacob J. Snyder

Planning & Zoning Administrator

## NOTICE

Notice is hereby given that a hearing has been set for Feb 24, 2023 at 10:00 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota, to consider the application of John Reitmeier, 28691 230<sup>th</sup> St SW, Crookston, MN 56716 for a Conditional Use Permit to construct and operate a convenience store on a parcel of land located at: 24900 270<sup>th</sup> Ave SW, Crookston, MN 56716 and described as: The South 400.00 feet of the West 263.10 feet of the Southwest Quarter of Section 13, Township 150 North, Range 47 West of the Fifth Principal Meridian, Polk County, Minnesota EXCEPT the U.S. Highway No. 2 Right of Way, parcel #49.00057.02. All property owners within ¼ mile of the proposed Conditional Use Permit are invited to appear at said hearing.

Dated: January 3, 2023

Jacob J. Snyder

Planning & Zoning Administrator

## NOTICE

Notice is hereby given that a hearing has been set for January 27, 2023 at 10:40 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota, to consider the application of Viking Gas Transmission, Abel Resendez, 100 W Fifth St, Tulsa, OK 74103, for a Conditional Use Permit to for pipeline storage area in the floodplain district on a parcel of land located at: 14418 340<sup>th</sup> Ave NW, Warren, MN 56762 and described as: a tract or parcel of land situated in the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section 12, Township 153 North, Range 48 West of Fifth Principal Meridian, Polk County, Minnesota, described by metes and bounds as follows: Beginning at the Quarter corner common to Sections 11 and 12 of said Township and Range, the same being the northwest corner of said NW¼SW¼; thence Easterly along the Quarter line a distance of 1000.00 feet to a point; thence Southerly parallel with the west line of said Section 12 a distance of 871.20 feet to a point; thence Westerly parallel with said Quarter line a distance of 1000.00 feet to a point on the west line a distance of said Section 12; thence Northerly along said west line a distance of 871.20 feet to the point of commencement, and containing 20.00 acres, more or less, and further described in that certain Warranty Deed dated July 20, 1960 and recorded in the Office of Register of Deeds, Polk County, Minnesota, in Book 335 of Deeds on page 171, parcel #67.00063.00. All property owners within ¼ mile of the proposed Conditional Use Permit are invited to appear at said hearing.

Dated: January 3, 2023

Jacob J. Snyder

Planning & Zoning Administrator