

**POLK COUNTY**  
**PLANNING COMMISSION**

**February 26, 2021**

**AGENDA**

9:00 a.m.      Call to Order

Approval of Minutes from January 22, 2021

Election of Officers – Chairman and Vice Chairman

Public Hearings:

9:03 a.m.      PLAT – Ridgewood Estates 2<sup>nd</sup> Addition, Aaron Swenby – creating 11  
new residential lots and one outlot

9:35 a.m.      Ordinance Amendments and updates

Old/New Business

**NOTICE**

Notice is hereby given that a hearing has been set for February 26, 2021 at 9:03 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota or should you wish to join us remotely, a WEBEX meeting is available upon request, to consider the PRELIMINARY/FINAL PLAT for Aaron Swenby, 10514 440<sup>th</sup> St SE, Fertile, Mn 56540, who wishes to plat Ridgewood Estates 2<sup>nd</sup> Addition, which would create 11 new residential lots and one outlot, on a parcel of land described as: That part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 147 North, Range 44 West of the Fifth Principal Meridian, Polk County, Minnesota described as follows: Commencing at the northwest corner of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 49 minutes 44 seconds West, assumed bearing, along the west line of said Northwest Quarter of the Southeast Quarter, a distance of 670.00 feet, more or less, to the southwest corner of a parcel described in Doc. No.720135, on file and of record in the office of the County Recorder, in and for the County of Polk, and the State of Minnesota, the same being the point of beginning; thence South 88 degrees 37 minutes 28 seconds East, along the south line and easterly extension of the south line of said parcel, a distance of 621.00 feet, more or less, to the southwest corner of a parcel described in Doc. No. 730339, of record at said Recorder's Office; thence North 46 degrees 06 minutes 08 seconds East,

along the northerly line of said parcel, a distance of 98.52 feet, more or less, to the southwest corner of a parcel described in Doc. No. 730340, of record at said Recorder's Office; thence North 12 degrees 45 minutes 43 seconds East, along the easterly line of said parcel, a distance of 160.50 feet, more or less, to the southeast corner of said parcel; thence South 69 degrees 57 minutes 19 seconds East 214.31 feet; thence South 52 degrees 48 minutes 47 seconds East 319.71 feet; thence South 62 degrees 42 minutes 55 seconds East, a distance of 140.14 feet, more or less, to the east line of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 24 minutes 29 seconds West, along the east line of said of said Northwest Quarter of the Southeast Quarter, a distance of 555.73 feet, more or less, to the southeast corner of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 57 minutes 56 seconds West, along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 1313.55 feet, more or less, to the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 00 degrees 49 minutes 44 seconds East, along the west line of said Northwest Quarter of the Southeast Quarter a distance of 653.06 feet, more or less, to the point of beginning. Said parcel above contains 20.82 acres, more or less, and is subject to easements, restrictions, or reservations of record, if any, parcel 28.00169.00. All property owners within ½ mile of the proposed plat are invited to the meeting. If attending via WEBEX, you must contact our office 3 days prior to the public hearing at 218-281-6445.

#### **Notice of Intent to Amend Polk County Land Use/Zoning Ordinance**

Pursuant to MN Statute §375.51 and §394.26, notice of intention to adopt amendments to the Polk County Zoning Ordinance is hereby given. Polk Planning Commission will hold a public hearing for input on the following date: February 26, 2021 at 9:35 a.m. in the Polk County Environmental Services Building conference room at 320 Ingersoll Ave, Crookston, MN 56716.

Language to be amended is listed below:

- Section 22 – subdivision regulations: The below amendment is to add language in the zoning ordinance that is consistent with MN administrative rules 6120.3500 subpart 3 which would pertain to platted subdivisions. The amendment creates language to the roles of the Planning Commission when considering platted subdivisions so that variances from the official controls are not needed to use the lots for their intended uses. The Planning Commission shall evaluate limiting factors for site development prior to approval.
- Section 22-subdivision regulations: Correction of 22.1100 subpart c. which references to 22.2100 subpart a. or 22.2100 subpart b. which should be amended to describe 22.1100 subpart a. and 22.1100 subpart b.

Copies of the referenced draft ordinance amendments may be viewed during regular business hours M-F 8am-5pm at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, MN 56716, or on the Polk County Website: [www.co.polk.mn.us](http://www.co.polk.mn.us). To submit written comments, ask questions, or to request more information please contact Jacob Snyder at Polk County Environmental Services at (218) 281-5700 or (800) 482-6804.

