

POLK COUNTY PLANNING COMMISSION

**October 28, 2022**

AGENDA

9:00 a.m. Call to order

Approval of Minutes from August 26, 2022

Public Hearings:

9:03 a.m. PLAT– Chad & Stacy Lian and Kevin O'Keefe – Buhn's Bay Addition – creating 4 new lots

9:45 a.m. PUD Amendment – Issac Larson – Backlot Developments 2<sup>nd</sup> Common Interest Community – amending condition on screening

OLD/NEW BUSINESS

Brad & Cynthia Beyer – addressing shoreland structures

Next Meeting Date(s) – 2022 Dec 2 \*If applicable with application requests

NOTICE

Notice is hereby given that a hearing has been set for October 28, 2022 at 9:03 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota, to consider the PRELIMINARY/FINAL PLAT for Chad & Stacy Lian and Kevin O'Keefe, 15542 180<sup>th</sup> Ave NE, TRF, MN 56721, who wishes to plat Buhns Bay Addition, which would create 4 new residential lots, on a portion of land described as: Property situated in Polk County, Minnesota, to-wit: That part of Government Lots 7 and 11, Section 5, Township 148 North, Range 43 West of the Fifth Principal Meridian, Polk County, Minnesota described as follows: Commencing at the northwest corner of Lot 1, SECOND BLIVEN SUBDIVISION, according to the Official Plat on file and of record in the office of the County Recorder, in and for the County of Polk, and the State of Minnesota; thence North 00 degrees 37 minutes 53 seconds West, assumed bearing, along the west line of said Government Lot 7, a distance of 750.00 feet to the point of beginning the same being the northwest corner of a parcel described in Document No. 594774 of record in said Recorder's Office; thence continuing North 00 degrees 37 minutes 53 seconds West, along said west line of Government Lot 7, a distance of 1280.93 feet, more or less, to the intersection with the northerly 60 foot right of way line of C.S.A.H. 12, as is presently constructed and existing; thence North 34 degrees 19 minutes 03 seconds East, along said northerly 60 foot right of way line, a distance of 727.17 feet, more or less, to the eastern most corner of a parcel described in Doc. No. 613889, on file at said Recorder's Office; thence North 55 degrees 05 minutes 15 seconds West, along the northeasterly line of said parcel 63.66 feet; thence North 05 degrees 25 minutes 39 seconds East, along the northeasterly line of said parcel, a distance of 208 feet, more

or less, to the shoreline of Cable Lake; thence easterly, along the shoreline of Cable Lake, a distance of 51 feet, more or less, to the west line of a parcel described in Doc. No. 605700, on file at said Recorder's Office; thence South 05 degrees 25 minutes 41 seconds West, along the westerly line of said parcel described in Doc. No. 605700 a distance of 161 feet, more or less, to a corner being North 55 degrees 09 minutes 21 seconds West and a distance of 40 feet from the southwest corner of said parcel; thence South 55 degrees 09 minutes 21 seconds East, along the west line of said parcel, a distance of 35.00 feet to the northerly 65 foot right of way line of said C.S.A.H. 12; thence North 34 degrees 19 minutes 03 seconds East, along the northerly 65 foot right of way of said C.S.A.H. 12, a distance of 80.88 feet; thence South 29 degrees 14 minutes 07 seconds East, a distance of 430.00 feet, more or less, to the shoreline of Maple Lake; thence southwesterly, southeasterly, easterly, and northeasterly, along the shoreline of Maple Lake, a distance of 1610.00 feet, more or less, to the intersection with the east line of said Government Lot 7; thence South 01 degree 12 minutes 06 seconds East, along said east line of Government Lot 7, a distance of 1242 feet, more or less, to the northeast corner of a parcel described in Doc. No. 594774, on file at said Recorder's Office; thence North 88 degrees 54 minutes 20 seconds West, along the north line of said parcel, a distance of 471.60 feet; thence South 76 degrees 19 minutes 40 seconds West, along the north line of said parcel, a distance of 490.66 feet; thence North 81 degrees 04 minutes 20 seconds West, along the north line of said parcel, a distance of 435.54 feet, more or less, to the to the point of beginning. Said parcel above contains 41.43 acres, more or less, and is subject to easements, restrictions, or reservations of record, if any.

AND: the following described property; to wit: That part of Government Lot 11, Section 5, Township 148 North, Range 43 West of the Fifth Principal Meridian, Polk County, Minnesota described as follows: Commencing at the northwest corner of Lot 1, SECOND BLIVEN SUBDIVISION, according to the Official Plat on file and of record in the office of the County Recorder, in and for the County of Polk, and the State of Minnesota; thence North 00 degrees 37 minutes 53 seconds West, assumed bearing, along the west line of said Government Lot 7, a distance of 2030.93 feet, more or less, to the intersection with the northerly 60 foot right of way line of C.S.A.H. 12, as is presently constructed and existing; thence North 34 degrees 19 minutes 03 seconds East, along said northerly 60 foot right of way line, a distance of 727.17 feet, more or less, to the eastern most corner of a parcel described in Doc. No. 613889, on file at said Recorder's Office; thence North 55 degrees 05 minutes 15 seconds West, along the northeasterly line of said parcel 63.66 feet; thence North 05 degrees 25 minutes 39 seconds East, along the northeasterly line of said parcel, a distance of 208 feet, more or less, to the shoreline of Cable Lake; thence easterly, along the shoreline of Cable Lake, a distance of 51 feet, more or less, to the west line of a parcel described in Doc. No. 605700, on file at said Recorder's Office; thence South 05 degrees 25 minutes 41 seconds West, along the westerly line of said parcel described in Doc. No. 605700 a distance of 161 feet, more or less, to a corner being North 55 degrees 09 minutes 21 seconds West and a distance of 40 feet from the southwest corner of said parcel; thence South 55 degrees 09 minutes 21 seconds East, along the west line of said parcel, a distance of 35.00 feet to the northerly 65 foot right of way line of said C.S.A.H. 12; thence North 34 degrees 19 minutes 03 seconds East, along the northerly 65 foot right of way of said C.S.A.H. 12, a distance of 80.88 feet to the point of beginning; thence South 29 degrees 14 minutes 07 seconds East, a distance of 430.00 feet, more or less, to the shoreline of Maple Lake; thence southeasterly and northeasterly, along the shoreline of Maple Lake, a distance of 1334.0 feet, more or less, to the southwesterly line of a parcel described in Doc. No. 564895, on file at said Recorders Office; thence North 55 degrees 37 minutes 48 seconds West, along the southwesterly line of said

parcel, a distance of 502 feet, more or less, to the centerline of said C.S.A.H. 12; thence North 34 degrees 19 minutes 03 seconds East, along the centerline of said C.S.A.H 12, a distance of 776.36 feet, more or less, to the east line of said Government Lot 11; thence North 00 degrees 26 minutes 29 seconds West, along the east line of said Government Lot 11, a distance of 114.01 feet, more or less, to the northerly right of way line of said C.S.A.H. 12; thence South 34 degrees 19 minutes 03 seconds West, along the northerly right of way line of said C.S.A.H. 12, a distance of 1523.94 feet, more or less, to the point of beginning. Said parcel above contains 13.35 acres, more or less, and is subject to easements, restrictions, or reservations of record, if any, parcel #74.00050.00. All property owners within 500 feet of the proposed plat are invited to the meeting.

Dated: October 6, 2022

Jacob J. Snyder

Planning & Zoning Administrator

## NOTICE

Notice is hereby given that a hearing has been set for October 28, 2022 at 9:45 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota, to consider an Amendment to the 2017 PUD for BACKLOT DEVELOPMENT 2<sup>ND</sup> COMMON INTEREST COMMUNITY condition regarding screening, Isaac Larson, 11519 Andy Lake Ln SE, Fertile, MN 56540, on land described as: That part of Government Lot Two (2) and part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township One Hundred Forty-nine (149) North of Range Forty-three (43) West of the Fifth Principal Meridian, described as follows: Beginning at an iron monument at the southeast corner of Lot 6, Block 1, Subdivision No. 2 of Government Lot 2 of Section 34-149-43; thence north 00 degrees 02 minutes 43 seconds east, assumed bearing, along the east line of said block 1 a distance of 450.00 feet to an iron monument; thence south 89 degrees 57 minutes 17 seconds east perpendicular to said east line a distance of 307.00 feet to an iron monument; thence north 00 degrees 02 minutes 43 seconds east parallel with the east line of said block 1 a distance of 655.27 feet to an iron monument; thence north 89 degrees 32 minutes 29 seconds west 375.00 feet to an iron monument; thence north 00 degrees 02 minutes 43 seconds east, parallel with said east line 243.00 feet to an iron monument; thence south 89 degrees 57 minutes 17 seconds east 168.00 feet to an iron monument; thence north 00 degrees 02 minutes 43 seconds east 279.84 feet to an iron monument on the north line of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence south 89 degrees 55 minutes 37 seconds east along said north line 980.00 feet to an iron monument; thence south 00 degrees 10 minutes 15 seconds west 1266.89 feet to an iron monument; thence north 89 degrees 59 minutes 53 seconds west 296.27 feet to an iron monument; thence south 00 degrees 58 minutes 03 seconds west 375.48 feet to an iron monument; thence north 89 degrees 01 minutes 57 seconds west along a line running parallel with and extended easterly from the south line of said lot 6 a distance of 775.04 feet to the point of beginning, excepting therefrom that portion platted as Back Lot Development Common Interest Community, parcel #32.00188.06. All property owners within 500 feet of the proposed plat are invited to appear at said hearing.

Dated: October 6, 2022

Jacob J. Snyder

Planning & Zoning Administrator