

POLK COUNTY

PLANNING COMMISSION

December 3, 2021

AGENDA

9:00 a.m. Call to Order

Approval of Minutes from September 24, 2021

Public Hearings:

9:03 a.m. Conditional Use Permit – Michael Mahrer – septic hooked to a new accessory structure

9:25 a.m. Conditional Use Permit – Eli Troyer – operation of a sawmill business, this project is a commercial/ag use of locally sourced wood to produce lumber

9:55 a.m. PLAT – Forgotten Bay, Monty Lund – creating 9 residential lots and 2 outlots

Old/New Business

NOTICE

Notice is hereby given that a hearing has been set for December 3, 2021 at 9:03 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota to consider the application of Michael D Mahrer, 39228 E Union Dr, Erskine, Mn 56535 for a Conditional Use Permit to hook a septic system to a new accessory structure on a parcel of land described as: That part of the Northeast Quarter (NE¼), Section Thirty-one (31), Township One Hundred Forty-eight (148) North of Range Forty-two (42) West, Polk County, Minnesota, described as follows: Beginning at the iron monument in said NE¼ which is at the most Westerly corner of Lot 6, Block One (1), East Union Solberg Addition, according to the recorded plat on file in the Polk County Recorder's Office; thence South 15 degrees 00 minutes 00 seconds west, assumed bearing

229.98 feet along the Easterly line of South Maplewood Avenue, said East Union Solberg Addition to an iron monument; thence South 65 degrees 28 minutes 48 seconds East 327.76 feet to an iron monument; thence North 249.30 feet to an iron monument at the most Southerly corner of said Lot 6; thence North 65 degrees 28 minutes 48 seconds West 262.34 feet along the Southwesterly line of said Lot 6 to the point of beginning, parcel #45.00245.03. All property owners within ¼ mile of the proposed Conditional Use Permit are invited to appear at said hearing.

Dated: November 10, 2021

Jacob J. Snyder

Planning & Zoning Administrator

NOTICE

Notice is hereby given that a hearing has been set for December 3, 2021 at 9:25 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota to consider the application of Eli E Troyer, 41334 240th Ave SE, Winger, MN 56592 for a Conditional Use Permit for the operation of a Sawmill business within the Agricultural District, this project is a Commercial/Ag Use of locally sourced wood to produce lumber on a parcel of land described as: The Northwest Quarter (NW¼) of Section Twelve (12), Township One Hundred Forty-seven (147) North of Range Forty-two (42) West of the Fifth Principal Meridian, containing 160 acres more or less, according to the United States Government Survey thereof EXCEPT That part of the Northwest Quarter of Section 12, Township 147 North, Range 42 West of the Fifth Principal Meridian, Polk County, Minnesota, described as follows: Commencing at the northwest corner of said Northwest Quarter; thence South 00 degrees 11 minutes 30 seconds East, along the west line of said Northwest Quarter, a distance of 2203.57 feet to the point of beginning; thence continuing South 00 degrees 11 minutes 30 seconds East, along said west line a distance of 270.00 feet; thence North 89 degrees 48 minutes 31 seconds East 258.00 feet; thence North 00 degrees 11 minutes 30

seconds West, parallel to said west line, a distance of 270.00 feet; thence South 89 degrees 48 minutes 31 seconds West 258.00 feet to the point of beginning.

Said tract contains 1.60 acres, more or less, and is subject to any and all easements, reservations, restrictions and conveyances of record. AND EXCEPT The North Nine Hundred Ninety Feet (990') of the East One Thousand Three Hundred Twenty Feet (1,320') of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$), Section Twelve (12), Township One Hundred Forty-seven (147) North, Range Forty-two (42) West of the Fifth Principal Meridian, parcel #72.00091.01. All property owners within $\frac{1}{4}$ mile of the proposed Conditional Use Permit are invited to appear at said hearing.

Dated: November 10, 2021

Jacob J. Snyder

Planning & Zoning Administrator

NOTICE

Notice is hereby given that a hearing has been set for December 3, 2021 at 9:55 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota to consider the PRELIMINARY/FINAL PLAT for Monty Lund, 2520 S Washington St, Unit B, Grand Forks, ND 58201, who wishes to plat Forgotten Bay, which would create 9 new residential lots and 2 outlots, on a parcel of land located at: 40146 173rd Ave SE, Erskine, MN 56535 and described as: That part of Government Lot 1, Section 2, Township 147 North, Range 43 West of the Fifth Principal Meridian, Polk County, Minnesota described as follows: Commencing at the southwest corner of said Government Lot 1; thence North 00 degrees 42 minutes 32 seconds East, assumed bearing, along the west line of said Government Lot 1, a distance of 230.15 feet, more or less, to the intersection with the southerly right of way line of Old C.S.A.H. 42, as is presently constructed and existing, the same being the point of beginning; thence North 87 degrees 56 minutes 56 seconds East, along said southerly right of way line, a distance of 51.06 feet, more or less, to the easterly right of way line of said Old C.S.A.H. 42; thence North 00 degrees 42 minutes 32 seconds East, along said easterly right of way line, a distance of 64.47 feet; thence North 89 degrees 56 minutes 51 seconds East 735.33 feet; thence northeasterly along a tangential curve, being concave to the northwest, having a radius of 200.00 feet, a central angle of 36 degrees 03 minutes 10 seconds, and having an arc length of 125.85 feet; thence tangent to the last described curve North 53 degrees 53 minutes 40 seconds East 83.09 feet; thence

northeasterly along a tangential curve, being concave to the northwest, having a radius of 266.00 feet, a central angle of 10 degrees 38 minutes 53 seconds, and having an arc length of 49.43 feet; thence tangent to the last described curve North 43 degrees 14 minutes 48 seconds East 412.76 feet, more or less, to the East line of said Government Lot 1, thence North 00 degrees 32 minutes 23 seconds East, along the East line of said Government Lot 1, a distance of 480.00 feet, more or less, to the shoreline of Union Lake; thence in a northwesterly direction, along the shoreline of Union Lake, a distance of 332 feet, more or less, to the intersection with the north line of said Government Lot 1; thence North 89 degrees 31 minutes 47 seconds West, along the north line of said Government Lot 1, a distance of 241.00 feet, more or less, to the shoreline of said Union Lake; thence in a southeasterly, southerly, southwesterly, and northwesterly direction, along the shoreline of said Union Lake, a distance of 1894 feet, more or less, to the intersection with the west line of said Government Lot 1 the same being the east line of Lot 6, Block 1, KLINKE ADDITION, according to the Official Plat of record in the office of the County Recorder in and for the County of Polk and the State of Minnesota; thence South 00 degrees 42 minutes 32 seconds West, along the west line of said Government Lot 1 and said East line of KLINKE ADDITION, a distance of 1216.00 feet, more or less, to the point of beginning, parcel 27.00008.00. All property owners within ½ mile of the proposed plat are invited to the meeting.

Dated: November 10, 2021

Jacob J. Snyder

Planning & Zoning Administrator