

Planning Advisory Commission

April 28, 2022

Rezoning Case# 2022-01

POPE MINNESOTA
COUNTY

S:\2. BOA-PAC\2022\4. April 28th\6. PAC\2. Case No2022-01_Proposed Industrial Rezoning - Glenwood Township #1\3. Staff Report\PAC 5.B. Rezoning Case 2022-01 - A-1 to I - Staff Report.docx

STAFF REPORT

Applicant Information

Applicant/Initiator: Pope County Land and Resource Management

Property Owner: Randy Silver

Location: Land described as being located in part of the North Half (N½) of the Southeast Quarter (SE¼) except parts all as recorded on Document#269618, Section 9, Township 125 (Glenwood), Range 37, Pope County, Minnesota

Parcel Size: ±8.4 acres

Existing Zoning: Non-Intensive Agriculture (A-1)

Existing Land Use: Industrial use

Action To Be Considered: Rezone the area identified from Non-Intensive Agriculture (A-1) to Industrial (I)

Staff Recommendation: Approval





Background

The area under consideration for zoning change is bounded on the north by State Highway 28 with agricultural production taking place beyond that. It is bound on the east and south by lands identified as being in the city of Glenwood. Development in this area of the city is limited by airport zoning restrictions. Directly west of this parcel is 195th Ave, a township road. Adjacent to the road and continuing further west is an area of land that is zoned as Commercial. Within this district are examples of commercial and residential uses. The existence of non-farm industrial/commercial use on this neighborhood can be verified to predate the adoption of county wide land use and zoning ordinances. Pope County adopted county wide zoning in 1999 and designated this area as a Non-Intensive Agriculture zoning district, apparently without consideration of the existing land uses. Thus, these existing land uses became a non-conforming use. This initiative is brought forth by the Pope County Land and Resource Management Department in recognition of the discrepancy between the existing use and the designated zoning district.

Applicable Statutes

Proposed zoning changes are subject to the criteria and procedures as prescribed in Section 11.7 of the Land Use Controls Ordinance and Minnesota Statute 394 including:

- 394.24 Official Controls
- 394.25 Forms of Control
- 394.26 Public Hearings,
- 394.361 Official Map

Surrounding Land Use and Zoning

	<u>Existing Land Uses</u>	<u>Existing County Zoning</u>
North	Agricultural	Non-Intensive Agriculture (A-1)
South	Open space/crop production/	Municipality
East	Open space/crop production	Municipality
West	Mixed uses including commercial/residential/ crop production/mineral extraction	Commercial



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Staff Comments

Based on the review of the application, Staff offers the following comments:

- The current land use (industrial) has not changed in over 20 years.
- The geographic area in question was an unzoned area of the county prior to 1999.
- Prior to county-wide zoning, Pope County did not regulate the use of land nor issue development permits for lands outside of a designated shoreland zone.
- Post adoption of county-wide zoning, some townships retained planning, zoning and permitting authorities.
- There should be no impacts to traffic, or public facilities as a result of a zoning change in this area.



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REPORT APPENDIX

- **Routing Sheet** (*Comments, concerns and conditions*)
- **Public Notice**
- **Supplemental Information**
 - **Attachment 1:** *Proposed Industrial Rezoning, Case #2022-01, Glenwood Township*



Routing Sheet

Comments, Concerns and Conditions

County Department

Assessor	<i>COMMENTS: Currently, this developed parcel is non-conforming in regard to land use. A zoning change to Industrial is a more accurate reflection of the development that has taken place on this parcel.</i>
Attorney	No comment received.
Engineer	<i>COMMENTS: No comments or concerns.</i>
Recorder	<i>COMMENTS: The Recorder's office doesn't have any objections to changing the zoning to Industrial for this parcel.</i>

Municipality

City of Glenwood	No comment received.
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Township

Glenwood	No comment received.
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Other Comments Received

No comment received.



Public Notice

**POPE COUNTY LAND & RESOURCE MANAGEMENT
POPE COUNTY COURTHOUSE
130 E. MINNESOTA AVENUE, SUITE 113
GLENWOOD, MINNESOTA 56334
(320) 634-7791**

POPE COUNTY PLANNING ADVISORY COMMISSION NOTICE OF PUBLIC HEARING FOR REZONING PROPOSAL

Notice is hereby given that a Public Hearing will take place in conjunction with Planning Advisory Commission meeting to be held at 6:00 pm or shortly thereafter on Thursday, April 28th, 2022 in the County Courthouse to consider the following rezoning proposal.

Public Hearing: A public hearing will be held to receive comments regarding proposed amendments to the Pope County Zoning Map that effect the following described area.

Legal Description/Site Location: Approximately 8.4 acres of land described as being located in part of the North Half (N½) of the Southeast Quarter (SE¼) except parts all as recorded on Document#269618, Section 9, Township 125 (Glenwood), Range 37, Pope County, Minnesota.

Public participation by interested parties and citizens will include an opportunity to:

- 1) submit written concerns and comment prior to the scheduled meeting. All such communications will be shared with the Planning Advisory Commission prior to or during the meeting;
- 2) submit concerns and comments via Pope County's Public Comment web map (<https://popecounty.maps.arcgis.com/apps/webappviewer/index.html?id=22a203912a864a77b4cdabe672e35e3f>)
- 3) review the staff prepared report via Pope County website;
- 4) observe and/or participate in the proceedings of the Planning Advisory Commission meeting.

Interested parties and citizens may contact the Land and Resource Management office for further information as to how to participate in the meeting. Thank you for your patience and consideration in this matter.

Dated: April 8, 2022

By: David Green, Director, Land & Resource Management



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Supplemental Information

Supplemental Information Attachment 1:

Proposed Industrial Rezoning, Case #2022-01, Glenwood Township



P O P E MINNESOTA
C O U N T Y

**PROPOSED
INDUSTRIAL REZONING
CASE #2022-01
GLENWOOD TOWNSHIP**

Legend

Proposed Zoning

Industrial (I)

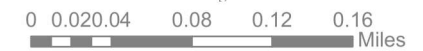
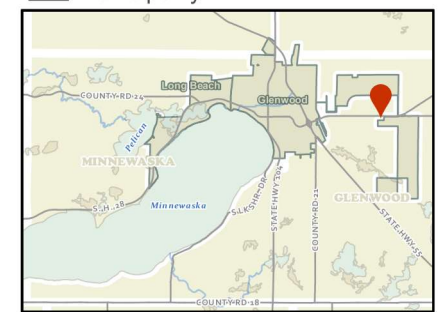
Current Zoning

Non-Intensive Agriculture (A-1)

Commercial (C)

Not Subject to County Zoning

Municipality



Scale: 1:3,909

Publish Date: 3/30/2022

Author: Jessica Hill, Land Use Specialist
Pope County Land & Resource Management

Spatial Reference:
Datum: NAD 1983 HARN Adj MN Pope
Projection: Lambert Conformal Conic