

**POPE COUNTY  
PLANNING ADVISORY COMMISSION  
THURSDAY, SEPTEMBER 28<sup>th</sup>, 2023  
6:00 P.M.**

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I. CALL TO ORDER

II. ACCEPTANCE OF AGENDA

*Commission members and staff may request additions, deletions or changes in the Agenda order.*

III. MINUTES

A. August 24, 2023

IV. GENERAL BUSINESS

A. Update/Comments, Land & Resource Management Director

B. Commission Concerns

V. PUBLIC HEARINGS AND OTHER MATTERS FOR CONSIDERATION

*The Chair will call for a presentation of staff's report. The hearing will then be opened to the public for proponents, opponents, comments, and rebuttals. It is requested that individual public comments be addressed to the Chair and limited to a maximum of 3 minutes so that all interested parties will have an opportunity to address the Commission. The hearing will then be closed to the public and discussion confined to the members of the Commission and staff. The Commission will then make a motion and vote on the item.*

A. **OLD BUSINESS:**

1. **Conditional Use** hearing on the application by Eric Paulson on behalf of Belgrade Cooperative Association, if granted would allow applicants to operate an agriculturally related commercial business in an Agriculture Protection (A-2) zoning district per section 7.3.O. of the Pope County Land Use Controls Ordinance. Parcel is described as being located in: Part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼), Section 21, Township 125 (White Bear Lake), Range 39, Pope County, Minnesota.

B. **NEW BUSINESS:**

1. **Conditional Use** hearing on the application by Brad Marthaler, if granted would allow applicant to locate and operate a new feedlot in a Non-Intensive Agriculture (A-1) zoning district per section 6.3.O of the Pope County Land Use Controls Ordinance. Parcel is described as being located in: Part of the Northwest Quarter of the Northwest Quarter, Section 25, Township 125 (Grove Lake), Range 36, Pope County, Minnesota.
2. **Conditional Use** hearing on the application by Jeremy Walker, if granted would amend the previously issued Conditional Use Permit #22161, to allow for the location of feedlot structures and activities in a Shoreland-Natural Environment (S-NE) zoning district where a feedlot had existed historically, in conformance with MN Administrative Rules, Chapter 7020, Part 7020.2005 Subpart 1.A. Parcel is described as being located in: Part of Government Lot 2, Section 12, Township 126 (Leven), Range 37, Pope County, Minnesota.
3. **Conditional Use** hearing on the application by Michelle and Mark Halls, if granted would allow applicants to locate a used accessory structure greater than 200 square feet in a Shoreland-Recreational Development (S-RD) zoning district per section 4.6.13.A.3 of the Pope County Land Use Controls Ordinance. Parcel is described as: Lot 4, Bourne's East Shore Line Beach, Section 17, Township 123 (Gilchrist), Range 37, Pope County, Minnesota.

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4. **Proposed Zoning Map Amendment:** The Planning Advisory Commission will review and consider a proposed amendment to the existing zoning map. The area identified for rezoning is currently zoned as Non-Intensive Agriculture (A-1). The parcels are currently in residential use; therefore, rezoning to a Residential (R) zoning district would bring the parcels into conformance with the Land Use Controls Ordinance. Area is described as: Approximately 19.15± acres of land described as O’Larry’s Addition, Section 2, Township 125 (Minnewaska), Range 38, Pope County, Minnesota.
5. **Proposed Land Use Controls Ordinance Amendments, including but not limited to:**
  - a. *Section 2.2: Definitions*
  - b. *Section 4.6.2: Access Lots and Easements*
  - c. *Section 4.6.13 & 5.6.1: Steel Buildings, Pole Structures and Other Dwellings*
  - d. *Sections 4-8: Lists of Permitted and Conditional Uses*
  - e. *Section 10.8: Guest Cottage & Guest Quarters*
  - f. *Section 11.2: Zoning Administrator*
  - g. *Section 11.3: Fees*

VI. ADJOURNMENT