

Wadena County Board of Adjustment and Planning Commission Meeting and Application Deadline List Year 2021-2022

(Special Note - All Applications must be submitted to the Planning & Zoning Office no later than
12:00 p.m. (noon) on the stated Application Filing Date.)

Application Filing Date

September 28, 2021
October 26, 2021
November 23, 2021
December 28, 2021
January 25, 2022
February 22, 2022
March 29, 2022
April 26, 2022
May 24, 2022
June 28, 2022
July 26, 2022
August 23, 2022
September 27, 2022

Meeting Date

October 21, 2021
November 18, 2021
December 16, 2021
January 20, 2022
February 17, 2022
March 17, 2022
April 21, 2022
May 19, 2022
June 16, 2022
July 21, 2022
August 18, 2022
September 15, 2022
October 20, 2022

Please Note The Following:

All of the above meeting dates are **tentative, subject to changes without prior notification** and where applicable are dependent upon weather conditions which do not restrict an adequate site visit of the property by the appointed members of the Board of Adjustment or Planning Commission. All applications are due in the Planning and Zoning Office by **12:00 noon** on application filing date.

Board of Adjustment & Planning Commission Members

Charles Funk
Jensine Kurtti
Erich Heppner

Rick Youngbauer
Charles (Gordy) Aagard
Mike Weyer
Planning Commission
Commissioner Representative

Wadena Zoning is inviting you to a scheduled Zoom meeting.

Topic: Planning Commission Public Hearing 5-20-2021

Time: October 21, 2021 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/7784048393>

Meeting ID: 778 404 8393

One tap mobile

+13126266799,,7784048393# US (Chicago)

+16465588656,,7784048393# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

Meeting ID: 778 404 8393

Find your local number: <https://zoom.us/u/abhcAEHfHJ>

PLANNING COMMISSION

PUBLIC NOTICE

APPLICATION FOR A CONDITIONAL USE PERMIT

Notice is hereby given that on Thursday, the 21st day of October, 2021, at 7:00 p.m. the Planning Commission will hold a public hearing in the Multi-Purpose Room of the Wadena County Courthouse to consider the application of **Roberta A. Sahr, 21867 County Road 26, Verndale, MN 56481**, for a Conditional Use Permit for the property described as follows: Lots 6 & 7; E1/2 SW1/4; SE1/4 NE1/4 SE1/4 & S1/2 SE1/4, Section 6, Township 135 North, Range 33 West, Bullard Township, located in an A-2 Mixed Agriculture-Forestry District.

The application, if approved, would allow a second family dwelling.

All persons interested are invited to attend said hearing and be heard on this matter. Instructions for how to access the meeting electronically for observation purposes only will be on the County website calendar at www.co.wadena.mn.us. Written correspondence must be received by the Wadena County Zoning Office, 415 Jefferson St. S., Room 234, Wadena, MN 56482 before close of business the day of the hearing in order to be accepted and must include the **full name and address of the person sending the correspondence in order to be accepted for presentation to the Adjustment Board at the public hearing.** The correspondence may be submitted in person, by U.S. Mail, or by e-mail to the Zoning Office but it MUST include the required information.

By: Wadena County
Planning Commission

Date: October 4, 2021

CC: Review Messenger
Bullard Township Clerk
Wadena County Hwy. Dept.

PLANNING COMMISSION

PUBLIC NOTICE

APPLICATION FOR A CONDITIONAL USE PERMIT

Notice is hereby given that on Thursday, the 21st day of October, 2021, at 7:00 p.m. the Planning Commission will hold a public hearing in the Multi-Purpose Room of the Wadena County Courthouse to consider the application of **Durwin J. & Lori A. Tomperi-Trustees-Tomperi Trust, 10708 350th St., Menahga, MN 56464**, for a Conditional Use Permit for the property described as follows: SE1/4 SE1/4, Section 30, Township 138 North, Range 35 West, Blueberry Township, located in an A-3 General Agriculture District.

The application, if approved would allow mining, processing, and stockpiling of gravel or granular material with periodic operation of a hot mix, asphalt or concrete, plant.

All persons interested are invited to attend said hearing and be heard on this matter. Instructions for how to access the meeting electronically for observation purposes only will be on the County website calendar at www.co.wadena.mn.us. Written correspondence must be received by the Wadena County Zoning Office, 415 Jefferson St. S., Room 234, Wadena, MN 56482 before close of business the day of the hearing in order to be accepted and must include the **full name and address of the person sending the correspondence in order to be accepted for presentation to the Adjustment Board at the public hearing.** The correspondence may be submitted in person, by U.S. Mail, or by e-mail to the Zoning Office but it MUST include the required information.

By: Wadena County
Planning Commission


Date: October 4, 2021

CC: Review Messenger
Blueberry Township Clerk

MEMORANDUM

DATE: October 11, 2021

TO: Planning Commission Members

FROM: Deana M. Malone, Planning & Zoning Administrator 

SUBJECT: Planning Commission meeting scheduled for Thursday, October 21, 2021, at 7:00 p.m. in the Multi-Purpose Room in the lower level of the Wadena County Courthouse. Main entrance doors will be open for entrance into the Courthouse.

The minutes of the September 16, 2021, Planning Commission meeting are attached.

Agenda – Adjustment Board

NO MEETING OF THE ADJUSTMENT BOARD IS SCHEDULED

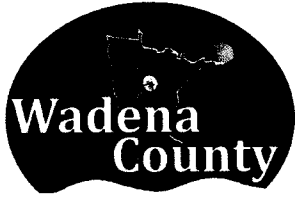
Agenda – Planning Commission

Roberta A. Sahr, 21867 County Road 26, Verndale, MN 56481 for a Conditional Use Permit on property described as follows: Lots 6 & 7; E1/2 SW1/4; SE1/4 NE1/4 SE1/4 & S1/2 SE1/4, Section 6, Township 135 North, Range 33 West, Bullard Township, located in an A-2 Mixed Agriculture-Forestry District.

- **The application, if approved, would allow a second family dwelling.**

Durwin J. & Lori A. Tomperi-Trustees-Tomperi Trust, 10708 350th St., Menahga, MN 56464 for a Conditional Use Permit on property described as follows: SE1/4 SE1/4, Section 30, Township 138 North, Range 35 West, Blueberry Township, located in an A-3 General Agriculture District.

- **The application, if approved, would allow mining, processing, and stockpiling of gravel or granular material with periodic operation of a hot mix, asphalt or concrete, plant.**



APPLICATION FOR CONDITIONAL USE PERMIT

According to Section 21 D. of the Wadena County Zoning Ordinance, the Planning Commission may not recommend a Conditional Use Permit for approval by the County Board unless the Commission can find:

- 1) That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity;
- 2) That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of the surrounding vacant property for uses predominant in the area;
- 3) That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
- 4) That adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use;
- 5) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result;
- 6) That the use is consistent with the land use controls ordinances (Zoning Ordinance); and
- 7) That the use is not in conflict with the Wadena County Comprehensive Plan.

Your application for a Conditional Use Permit (CUP) must address and provide detail for each of these findings, which the Planning Commission will weigh in order to make an informed recommendation to the County Board of Commissioners. A non-refundable application fee applies and must be submitted with the application. The application is not considered accepted until it has been reviewed by the Zoning Administrator and any additional requested documents have been received by the Zoning Office. Please complete the application form entirely and use additional sheets of paper if needed and attach them to this application. Please submit a detailed drawing of the property, including: the dimensions of the parcel, existing & proposed buildings and their setbacks from property lines, roads, and waters of the state, proposed signage, and lighting, parking & unloading areas, and access routes to and from the property.

Owner(s) name(s) as listed on tax statement: ROBERTA SAHR

Proper Owner(s) phone number: 763-516-0934

Owner(s) mailing address, if different than the property address: 21867 CORD 26 VERNDALE

Address where use is proposed: 21865 CORD 26 VERNDALE MN 56481

Legal description of property where use is proposed: SECT-06 TWP-135 RANG-33
240.29 AC - LOTS 6 + 7; E 1/2 SW 1/4; SE 1/4 NE 1/4 SE 1/4 +
S 1/2 SE 1/4

Zoning District in which the property is located: Bullard Township - Wadena County

Are the Property Taxes up-to-date? Yes () No (taxes must be up-to-date in order for application to be accepted)

Date of Current Certificate of Compliance for Septic System: 6/19/2010

1) What use is proposed on the property described above, which is not presently a use that is allowed in the Zoning District where this property is located?

Continue to use existing farmhouse for visiting family.

2) Have you looked for other locations where this activity might be an allowed use and, if so, why then have you chosen this location?

NO

3) Please describe the surrounding area and why you think this use will fit into that area and not impede the orderly development of surrounding vacant land for the uses already allowed in that area.

Building has been there since the 1940's and we will continue to use it as it is.

4) Are you planning to use existing buildings or construct new buildings? If so, please describe them in detail, as well as how they will be used in your operation.

No plans to build new buildings. Will continue to use existing farmhouse for visiting family.

5) Will this operation include employment of other people? Please explain or mark N/A if not applicable.

N/A

6) Please describe utilities, access roads, or any other necessary facilities in the development of this use, and, is there adequate space available to replace or upgrade the onsite sewage treatment system on the property should that be come necessary in the future?

Utilities and roads are already there. Have been there since 1940's.

7) How much additional traffic is anticipated if this use is approved on the property?

No change

8) Is there adequate area available for parking and unloading of trucks or other vehicles, if applicable? Please describe:

N/A

9) If applicable, will there be signage, lighted or other, and where?

N/A

10) If applicable, what are your plans to prevent or control noise, odor, dust, or vibration that may be generated from this use?

N/A

I, the undersigned, understand that the County may require additional information after this application has been accepted but prior to the public hearing. By signing this application, I agree to provide any and all information requested by the County prior to the day of the public hearing on my application.

I further agree that, should this use be permitted on the property above described, I will follow any and all conditions and provisions which apply in accordance with the Wadena County Zoning Ordinances as well as any additional conditions applied by the Planning Commission and the Wadena County Board of Commissioners. I understand if the proposed use ceases to exist on the property for a period of 12 months or more, the permit may be revoked and reapplication will be necessary in order to reinstate the use on the property, if revocation occurs. I also understand this application is for the Conditional Use Permit process only and an additional land use permit is required for any and all new construction that may occur with this Conditional Use Permit, if granted.

Date:

9/17/2021

Signature of Owner:

Roberta Sch

ROBERTA SAHR CONDITIONAL USE APP TECHNICAL INFORMATION/RECOMMENDATIONS

SECTION . A-2 MIXED AG/FORESTRY DISTRICT

C. 12. Provides that “second family dwellings proposed on non-farm property may be permitted as a conditional use on the property to provide housing for immediate family members including the property owner’s mother, father, grandmother, grandfather, son or daughter. Parcels on which this form of condition use may be allowed must contain a minimum of 20 acres and must be able to meet all of the necessary setback requirements, except that the Planning Commission may allow a second family dwelling on a property containing less than 20 acres if the dwelling added is a mobile home and the soil make up can support additional onsite sewage treatment to serve the additional dwelling.”

COUNTY COMPREHENSIVE PLAN

Section 10 GOALS: Land Use

Although the main goal of Land Use planning states, “To preserve Wadena County’s rural character, farmland, woods, streams, and open spaces by directing development to growth areas and areas designated for a particular use” The intention is not to deny property owners the ability to provide for a family member if need be. The intent of the County is clearly stated in the provision of the Zoning Ordinance which directly addresses this issue.

Site Location:

Property where the conditional use for second family dwelling is proposed is on property adjacent to Co. Road 26 approximately 6.5 miles south of Nimrod. There was a new home permitted on the site in 2019 with the provision that the old, pre-existing home on the property be removed or the use changed to storage once the new home was occupied. In changing the use to storage, the running water would need to be removed and the septic system abandoned on the property. The septic system associated with the dwelling in question was installed in 2010. When the new home was occupied, Ms. Sahr contacted our office to see what she would need to do to keep the use on the house the same. She said since they moved into their new home, they were finding old one very useful for visits from their family and friends and wanted to keep the water and septic system connected for those times that it would be in use. Both dwellings share the same driveway. There is ample room for additional cars to park and it is over 250 feet from the center of County Road 26. The new house is screened well from the north and the east but is visible from the south. The older dwelling is very much in the open and quite visible from the road.

The septic system for the new home is new but the system for the old dwelling is older than 5 years old and would need to be inspected for compliance if this application is approved. The requirement for this inspection was waived until action on the CUP application is completed since it did not make sense to require the inspection if the CUP application was denied and the system needed to be abandoned. **If it is approved, the property owner will need to get it inspected.**

The old dwelling is within close proximity to the new one so the ability to someday try to split it from this parcel would be slim and may require a variance.

RECOMMENDATIONS:

- Septic system for dwelling in question will need to be inspected for compliance if application is approved.
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