

**STAFF MEMO**

<b>Department:</b> Zoning Administration	<b>Meeting Date:</b> November 4, 2024
<b>Agenda Section:</b> Public Hearing	<b>Item:</b> Rezone Application

**PREVIOUS PLANNING COMMISSION REVIEW OR ACTION:** Previous meeting attendance and initial review with staff and Planning Commission.

**PREVIOUS TOWN BOARD REVIEW OR ACTION:** N/A

**COUNTY REVIEW AND IMPACTS:** N/A.

**PROPOSED BUDGET/FISCAL IMPACT:** None.

**OPPORTUNITY COST IF RECOMMENDED:** Potential of increased individual parcels and buildable space. Potential future tax revenue.

**BACKGROUND:**

Applicant Information: Robert Nibbe  
Current Zoning: Agricultural  
Proposed Zoning: RR – Rural Residential 5  
Parcel Size: 21.93 Acres  
Requested Plan: Rezoning of portion of parcel 56150611  
Location: Adjacent to St. Mathias Road (West side) approximately 0.5 Miles South of County Road 123, Brainerd

Robert Nibbe is requesting to subdivide parcel 56150611 into two separate parcels for possible resale. With the property currently zoned Agricultural/Forestry, the applicant would be creating a non-conforming lot as the parcel size would be less than the minimum requirement lot size. In addition, the applicant/property owner would combine lots 56150611 and 56150610 to make both lots conforming.

**ATTACHMENTS:** Rezone Application and relevant documents.

APP # \_\_\_\_\_  
Date \_\_\_\_\_  
Fee \_\_\_\_\_  
(for office use only)

CROW WING TOWNSHIP  
LOT SPLIT/SUBDIVISION/REZONING APPLICATION

Name of Applicant ROBERT NISSE Phone 218 839 9918  
Property Address (E911#) 9925 ST MATTHIAS Rd Local Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ E-mail rudydaisy9925@gmail.com  
City, State, Zip BRAINERD, MN, 56401 (if different than above)

Applicant is:  
Legal Owner   
Contract Buyer   
Option Holder   
Agent   
Other \_\_\_\_\_

Title Holder of Property (if other than applicant)  
\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State, Zip)

Signature of Owner, authorizing application (required): Robert Nisse  
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): \_\_\_\_\_  
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request: E 1/2 of NE 1/4 of NE 1/4

Property ID # 56150611 Zoning District Ag/Forestry  
(8 digit # on tax statement)

Nature of request (select only one):

Preliminary Plat ( )

Final Plat ( )

Metes and Bounds

Rezoning

Proposed New Zoning District RR 5

**Note: Applicants may apply for Preliminary Plat and Final Plat at the same time, but they must be on separate applications. Preliminary Plat and Final Plat hearings will not be held at the same meeting. Effective date of Final Plat application will be the date of Preliminary Plat approval.**

REVISED: JANUARY, 2023



**CROW WING TOWNSHIP  
CROW WING COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING ARTICLE 2 OF THE CROW WING TOWNSHIP  
CODE, KNOWN AS THE GENERAL ZONING PROVISIONS, BY REZONING THE  
SUBJECT PROPERTY FROM AGRICULTURAL/FORESTRY DISTRICT (AGF) TO  
RURAL RESIDENTIAL DISTRICT (RR5)**

***THE CROW WING TOWNSHIP AND TOWN BOARD HEREBY ORDAINS:***

**LOCATION: 56150611 (PARCEL ID)**

- Section 1.** The property identified as **56150611** of Crow Wing Township is hereby amended to rezone the following described parcels legally described in **Exhibit A** from Agricultural/Forestry to Rural Residential 5.
- Section 2.** The Zoning Administrator is hereby directed to mark the official zoning map to reflect this ordinance. The map shall not be republished at this time.
- Section 3.** The Zoning Administrator is hereby directed to make the changes required by this Ordinance as part of the Crow Wing Township Official Code, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The Zoning Administrator is further directed to make necessary corrections to any internal references that result from said process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.
- Section 4.** This Ordinance shall take effect and be in full force from and after its passage and publication. This ordinance shall be placed on file at the Crow Wing Township Town Hall for public review. Copies of the complete Ordinance and map are available online and at Crow Wing Township Town Hall for examination upon request.

**NOW, THEREFORE, BE IT RESOLVED**, by the Crow Wing Township Board approves the rezoning of the property identified as 56156011 from Agricultural/Forestry District to Rural Residential 5 District.

**ORDINANCE NO. \_\_\_\_**

**ADOPTED BY** the Crow Wing Township Town Board this \_\_\_\_ day of December, 2024.

\_\_\_\_\_  
By: Chairman

ATTEST:

\_\_\_\_\_  
By: Clerk

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

SEAL:

**THIS INSTRUMENT DRAFTED BY:**

Crow Wing Township  
6930 Cuyuna Ave SW  
Brainerd, MN 56401

**ORDINANCE NO. \_\_\_\_**

**EXHIBIT A  
LEGAL DESCRIPTIONS**

E. 1/2 OF NE1/4 OF NE1/4 SECTION 15

**ORDINANCE NO. \_\_\_\_**

**CROW WING TOWNSHIP**

**AN ORDINANCE AMENDING THE ZONING MAP  
OF THE CROW WING TOWNSHIP CODE,  
KNOWN AS THE ZONING ORDINANCE,  
PROVIDING FOR THE PUBLICATION OF SAID  
ORDINANCE IN SUMMARY FORM**

THE CROW WING TOWNSHIP PLANNING & ZONING COMMISSION HEREBY ORDAINS THAT THE FOLLOWING SUMMARY ORDINANCE SHALL BE PUBLISHED IN LIEU OF THE FULL AMENDMENT, WHICH SHALL BE ON FILE AND AVAILABLE FOR VIEWING IN THE OFFICE OF THE TOWNSHIP CLERK:

**Section 1.** The official zoning map of the Crow Wing Township Code is hereby amended and adopted per Ordinance No. \_\_\_\_\_ on file in the office of the Township Clerk. The map shall not be republished at this time.

**Section 2.** Location 56156010 of the Crow Wing Township is hereby rezoned per Ordinance No. \_\_\_\_\_.

**Section 3.** This Ordinance No. \_\_\_\_\_ shall be effective immediately upon its passage and publication in Summary Form.

**ADOPTED** this \_\_\_\_ day of December, 2024, by the Crow Wing Township, Minnesota.

**CROW WING TOWNSHIP, MINNESOTA**

\_\_\_\_\_  
By: Chairman

ATTEST:

\_\_\_\_\_  
By: Township Clerk

**NOTICE OF PUBLIC HEARING  
REZONE APPLICATION  
CROW WING TOWNSHIP  
CROW WING COUNTY, MINNESOTA**

**NOTICE IS HEREBY GIVEN** that the Crow Wing Township Planning and Zoning Commission will conduct a hearing on Monday, November 4, 2024, at 6:00 p.m. or soonthere after at the Crow Wing Township Town Hall located at 6930 Cuyuna Ave SW, Brainerd, Minnesota to consider and act upon a request to rezone a portion of the following property from Agricultural/Forestry District to Rural Residential:

Physical Address: Adjacent to St. Mathias Rd (West side), bordering address 9925 St. Mathias Rd (North Side). PID 56150611.

All interested persons are invited to attend this public hearing and be heard or send written comments to Crow Wing Township Town Hall (11039 Greenwood Street, Brainerd, MN) or email [zoning@saehrco.com](mailto:zoning@saehrco.com).

Crow Wing Township Zoning Administration



CROW WING TOWNSHIP  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
NOVEMBER 4, 2024  
6:00 P.M.  
CROW WING TOWNSHIP HALL

To Whom It May Concern:

A parcel under your ownership has been identified within the required notification area for a rezoning application request.

The following properties will be subject to a public hearing on Monday, November 4, 2024 at 6:00 p.m. or soon thereafter at the Crow Wing Township Town Hall (6930 Cuyuna Ave SW, Brainerd, MN 56401).

**Property Owner and Applicant:**

Robert Nibbe

**Property Description:**

The subject parcel is approximately 21.93 acres and is described as E. 1/2 OF NE1/4 OF NE1/4 SECTION 15. PID 56150611. Zoned Agricultural.

**Hearings:**

A rezoning application has been submitted for a portion of the parcel located adjacent to St. Mathias Road (West side) approximately 0.5 Miles South of County Road 123, Brainerd, to be rezoned from Agricultural/Forestry District (AGF) to Rural Residential 5 (RR-5).

All interested persons are invited to attend these hearings and be heard or send written comments directly to Crow Wing Township Town Hall at 11039 Greenwood Street, Brainerd, MN 56401 or email [zoning@saehrco.com](mailto:zoning@saehrco.com).

Copies of the staff report, site plan, drawings, and other pertinent information are available upon request.

**The subject property is located adjacent to St. Mathias Road and near County Road 123.**

