

Crow Wing Township Planning Commission Meeting, September 2, 2025, 6:00 PM (TUESDAY, DUE TO LABOR DAY)

Commission Members Present: Chairman Brad Arnold, David Nelson (Vice Chair), Dan Lee, Jon Kolstad, Paul Stephany (Township Board Supervisor), Scott Saehr (Planning and Zoning Consultant) and Sue Kern (Township Clerk). Brad called the meeting to order at 6:00 PM and the Pledge of Allegiance was recited.

Additions or Deletions: Brad added a discussion regarding the Mississippi Erosion Project update.

Public Hearings: The first public hearing was on the **Rezone application at 10872 Town Hall Street**. The owner was present and wants to rezone parcel 56100558 from Agriculture/Forestry to Rural Residential-10 and split the 20-acre parcel into two 10 acre lots. Previous discussions of the property showed it to be nonconforming, and previous records showed the property to be less than 20 acres. The Rezone Application, public notices, Ordinance documents, and proposed survey were presented. The survey shows the property to be 20 acres, and past notations are in error. This property will not need to go through a variance process as was discussed previously. 108 nearby residents were notified by mail. Scott received one question prior to the public hearing. One resident at the hearing inquired about the use of the property. The intent is that one lot be used to build a single-family dwelling. There was one inquiry that just wanted clarification. The public hearing began at 6:12 pm and the public was allowed to ask questions and the questions were answered. The public hearing concluded at 6:13 pm with no additional statements or questions from the public. Article 4, 4.2, section D from the Ordinance was read out loud. The request meets the Ordinance and all 7 criteria and brings the property into conformity status. The Commission could support, deny or table the matter. Jon made the motion to approve the two parcels from Agriculture/Forestry to Rural Residential-10. David seconded. No discussion. Motion carried 5-0. The matter will be brought forward to the Township Board.

The second public hearing was on the **Conditional Use Permit Application at 8789 50th Avenue**. Discussion began at 6:20 pm. The owners were present and wanted to permanently install an 11.5ft X 36ft park model structure as a primary summer residence at parcel 56190523. Property has a compliant SSTS system and well. Driveway access off 50th Avenue was also previously installed. The Conditional Use Application, Site plans, CUP Resolution, public notices, and Ordinance documents were presented. 32 nearby residents were notified by mail. One letter returned unopened. Scott received 1-2 calls with questions. The public hearing was opened and residents asked questions and the questions were answered. The property is zoned Agricultural/Forestry. Pertinent Ordinance language was read out loud. All items were reviewed and met with the Conditional Use application including findings of fact. The applicant had nothing to add. Discussion of adding the condition that in case of replacement, a land use permit would be needed but not a conditional use permit. The Commission could support, deny or table the matter. Dan made the motion to support the application after consideration of the findings of fact and with the addition of the condition stating that if the structure is changed or replaced a land use permit would be needed. Jon seconded the motion. No further discussion. Motion carried 5-0.

Open Forum: None.

Approval of Minutes: Dan made a motion to approve the minutes of August 4, 2025, as written. Paul seconded the motion. It was noted that the minutes stated that the Crow Wing County Ordinance would be discussed in September, but it will not be addressed. Passed 5-0.

Old Business: Outstanding Complaints: Multiple properties in violation were discussed, and Brad stated progress is very limited. Five letters were sent after the last meeting. At **7028 Barrows Avenue**: It was noted that the dumpster was emptied. There was no response from the owner. Another letter will be

sent certified. At **6850 Wels Avenue**: There has been no response. They have been on the violation list before. Previous letters sent regarding septic. Because of a death in the family, it was uncertain as to who owns the property. A letter will be sent certified. At **7026 Wels Avenue**: There has been no response and no progress. A letter will be sent certified. At **9507 Forest Heights**: They are moving items around. Progress is slow. The owner has been communicating. There is a dumpster there. Brad will follow up. At **6818 Wels Avenue**: There has been no response. He did get a permit but under the condition that he followed through with clean up. That has not happened. A letter will be sent certified. At **6726 Estate Circle**: Progress is slow. No new complaints. At **9816 Arielle**: The property has gotten worse. A 3rd Notice violation letter with fines of \$100 starting in October will be sent certified. Ginny will be consulted.

New Business: None.

PZ Administrator's Report: Scott gave his report. Various permits were discussed. The Mississippi River Erosion Project is set to start in 1½ week and will take about 2-3 weeks to complete. Scott has met with the Soil and Water onsite. Updates are to be provided. The septic system certificate installation records were reviewed from 2018-2025 and the clerk has been asked to scan them. Two septic inspections have failed and the Township is working on bringing them into compliance.

Town Board Correspondence: None.

Adjournment: Being no further business, meeting adjourned at 7:41 pm.