



## **PINE COUNTY LAND SERVICES**

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Assessor, Planning & Zoning, Recorder, Solid Waste  
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### **County Zoning Ordinance Work Session Meeting Notes July 16, 2018 – 6:30PM Old School Arts Center - Sandstone**

Attendance: Dave Baker, New Dosey Township; Don Schirmer, New Dosey Township; David Fornengo, New Dosey Township; Susan Grill, Kettle River Township; Robert Sunstrom, Ogema Township; Ray Thieling, Ogema Township; Derek Florin, Bruno Township; Karen Dracy, Bruno Township; Anne Stitt, Partridge Township; Gary Stitt, Partridge Township; Ovid Jensen, Partridge Township; Matt Ludwig, Pine County Commissioner; Terry O'Rourke, Nickerson Township; Harry Bloom, Nickerson Township; Doodie Marier, Nickerson Township; Dan O'Flanagan, Dell Grove Township; Gary Valvolda, Royalton Township & Pine County Zoning Board; Les Orvis, Royalton Township; Jenny Christensen, Chengwatana Township; Randy Davis, Dell Grove Township; Bryce Shervheim, Fleming Township; Gene Rootkie, Mission Creek Township; Gina Shervheim, Fleming Township; Caleb Anderson, Pine County Land & Resources Manager; Kelly Schroeder, Pine County Land Services Director; David Minke, Pine County Administrator.

Pine County staff discussed the purpose of the meeting and described the goal for the session was to get an understanding of what zoning district would be needed within a county zoning ordinance, why those districts are needed, and what the purpose of those districts would be.

The goals of the County Zoning Ordinance were reviews, which include:

1. Provide flexibility at the township level to choose county zoning, township zoning, or no zoning;
2. Promote orderly growth and development in a manner appropriate to the locality;
3. Stage development for efficient delivery of public services and limit congestion and promote safety along rights-of-way;
4. Protect community appeal from incompatible land uses;
5. Preserve natural resources and environmental quality; and
6. Protect property values and county liability for tax forfeited properties

A brief overview of the process was discussed and some questions and answers were given.

Three small groups, each led by a Pine County Staff member worked to answer the questions of:

- What different districts are needed?
- Why are those different districts needed?
- What will their purpose be?

After approximately 45 minutes of discussion and note taking, the groups each presented their findings and those findings were grouped into possible zoning districts as follows:

### **District 1:**

#### Group 1: Open Space District

- Lands that are ag or rural
- Larger acreage
- Protects farmers, yet not restrict them.
- Encourage small niche farming
- Specify what you don't want to see.

#### Group 2: Agricultural District

- Preserve agricultural use
- Allow for integrated business development
- Protect community from blight/nuisance

#### Group 3: Ag District

- Limits to animal units, what is ag?
- Feet Lots
- Require CUPs
- Limit Hustle & Bustle

### **District 2:**

#### Group 1: Rural Residential District

- Denser residential
- Smaller Acreages
- Older Townships & Plats
- Encourage small niche farming
- Specify what you don't want to see.

#### Group 3: Town Center/Town Site

- Old Small Lots

### **District 3:**

#### Group 2: Rural Residential District

- Preserve Woodlands & Natural Space
- Allow for integrated business development
- Protect community from blight/nuisance
- Accommodate varying lot sizes.

#### Group 3: Residential District

- Possible Minimum Buildable acres?

### **District 4:**

#### Group 1: Recreational Residential District

- More Restrictive than rural residential
- For areas closer to shorelands or built up more
- Blight protection
- Property value protection

**District 5:**

## Group 3: Industrial District

- Area specific (Hwy 23 for example)
- Separate Residential & Industrial/Commercial

County Staff will work to firm up the purposes of the proposed districts and draft district requirements and uses. A follow-up meeting will be held in August to review the work.