



---

---

**DEPARTMENT OF PLANNING, ZONING, AND SOLID WASTE**

635 Northridge Dr NW Ste 250 • Pine City, MN • 55063  
320-216-4220 • (800) 450-7463 ext. 4220 • Fax (320) 591-1640

---

---

**County Zoning Ordinance  
Work Session Meeting Notes  
September 4, 2018- 6:30PM  
Jan and Gary's Restaurant - Sandstone**

**Objective:** Pine County farmers meeting to discuss the purpose, lot dimensions and setbacks, and allowed uses in the agricultural district.

**Attendance:** Marianne Peterson, Chengwatana Twp; Gerald Weis Jr, Mission Creek Twp; Keith Carlson, Sandstone Twp; Skip Thomson, Sandstone Twp and Pine County Zoning Board; Rich Rysdam, Chengwatana Twp; Greg Geisler, Chengwatana Twp; Abe Mach, Windemere Twp; Hannah Bernhardt, Finlayson Twp; Stephanie Lee, Pine Lake Twp; Mark Watrin, Dell Grove Twp; Nathan Nelson, Clover Twp; Matt Ludwig, Pine County Commissioner; Caleb Anderson, Pine County Land and Resources Manager

- Pine County staff gave an overview of the County Zoning Initiative
- The group reviewed the agricultural district purpose and expressed approval.
- The group reviewed the proposed lot dimensions and setbacks and provided feedback. Main points are as follows:
  - Allowing 4 lots per 40 is not very conducive to preserving agriculture. However, the group felt it still may be appropriate in some agricultural areas of the county, particularly to balance the desire to preserve agriculture while preserving personal property rights.
  - It is important to farmers to be able to split their homes from their ag lands for the purpose of bank financing.
  - Requiring 300' of minimum road frontage may unnecessarily restrictive. There are cases where a farmer wants to split his house from the surrounding fields when the house is setback from the road with a long driveway. Requiring 300' of width along the driveway requires breaking up fields more than necessary. The group thinks 66' of road frontage is acceptable.
  - The group felt that 10' building setbacks from sideyard lots could be increased.
- The group reviewed the proposed allowed uses and provided feedback. Main points are as follows:
  - Agritourism that includes restaurants, such as a winery with a restaurant, should be allowed.
  - Private camping facilities should be permitted without CUP.
  - Commercial camping facilities should be permitted with CUP.
  - Bars and restaurants should be allowed through CUP/IUP.\
- Staff asked the group if there are development concerns not addressed in draft one that they have experienced as being in conflict with farming. There were not any.
- There was discussion about some farmland being close to lake development and municipalities that may be zoned as not agricultural. No major opposition to this concept was voiced, on the understanding that those fields can still be farmed.