

Fairview Township Planning Commission

October 5, 2010

Members in attendance: Ken LaPorte, Tom Dechmann, Joe Fitterer

Meeting called to order at 1:00 PM at the property of Gerald Mills, PID: 14-112-2103, located at 2369 100th St SW. for the purpose of reviewing an application to reclassify the property from Agriculture/ Forestry (AF) to Rural Residential 2.5 (RR 2.5). Property contains 10.59 acres. Section 705 of the Land Use Ordinance establishes CUP review criteria. Section 901 of the Land Use Ordinance establishes and describes land use districts.

The meeting reconvened at the town hall at 2:00 PM to discuss the application. Mr. Mills would like to divide the property into two separate residential units. The members of the Commission could not find any reason that the reclassification should not be granted.

The Cass County planning Commission conducted their regular on Monday, October 11, 2010. The following is a summary of their findings:

Mills, Gerald, Fairview Township on property described as Pt of NE NW, Section 12-134-30, PID # 14-112-2103 located at 2369 100th St SW. An application submitted to reclassify the property from Agriculture/Forestry (AF) to Rural Residential - 2.5 (RR-2.5). The property contains 10.59 acres. Section 705 of the Land Use Ordinance establishes CUP review criteria. Section 901 of the Land Use Ordinance establishes and describes land use districts.

PC members were at the site 10/05/10. 41 notices of the application were mailed. Two responses were received. Knife River noted their intent to continue their gravel operation along CSAH # 15 until the resource is exhausted and Fairview Township recommending approval of the application. The application was reviewed with Mr. Mills.

MS/P Ballenthin/Moore to approved the reclassification of PID # 14-112-2103 from Agriculture/Forestry (AF) to Rural Residential - 2.5 (RR-2.5) upon review of Sections 705, 901 and 903.4 of the Land Use Ordinance (01/10/10) with the following findings.

Findings:

1. As described in Section 903.4 of the Land Use Ordinance, the application complies with Rural Residential - 2.5 (RR-2.5) which is to "promote low density rural development".

2. The property abuts similar classified property along the south side of CSAH # 15.
3. No wetland or critical habitat is contained or near the area to be reclassified.
4. No scenic or historic features are contained or near the area to be reclassified.
6. The result of reclassification will be single family residential which will not allow for uses that could harm public health, safety or welfare.
7. The property will not require road improvement.
8. The acreage of the reclassification of property does not reach EAW threshold.
9. No comments were received from Fairview Township, agencies or persons notified.