

4. **DONAVON L. DesMARAIS** – New Item

LOCATION: XXXX Bice Ave. NW – Property on Birch Lake - Chatham Twp. – Gov't Lots 1, 2 & 3, Section 35, Township 120, Range 26. Tax #203-000-353400
Property in Marysville Twp. – Gov't Lots 3, 4, 5 north of creek & N ½ of NE ¼ Section 2, Township 119, Range 26, Wright County, Tax #211-000-021200 & -012200 & -021400
Property owner: Belinda Jones

Petitions for a Conditional Use Permit as regulated 155.029 & 155.048(G)(5)(a), Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances to allow a cluster of three “1 per 40” entitlements on Birch Lake.

Present: Donavan DesMarais & Paul Otto, Otto Associates

- A. Riley – reviewed the property that lies between Chatham and Marysville Townships and is zoned AG General Agriculture. The following agenda item involves a rezoning request to A/R. The property under the current AG zone has six entitlements. The property boundary was outlined on a copy of the air photo. The first request is to consider using three entitlements in one location which takes a Conditional Use Permit for the cluster of entitlements. A survey displayed shows what the three lots “cluster” would look like. As noted in the Staff Report, there is one entitlement being moved from Marysville Township. Both Chatham and Marysville Townships were notified for input and have not received response from Marysville. Chatham Township responded on paper for a denial. There is some confusion on which request or both (agenda item #4) they were responding to as the Response Form was filled out on the cluster.
- B. Felger asked about entitlements with all adjoining parcels can be considered for a cluster. Riley stated two were there (Chatham parcel) and the rest on the remainder parcel (Marysville parcel). These are all contiguous parcels. He explained the transfer can be done between contiguous parcels across the Township line. Because this will result in three in one corner of the farm it requires the Conditional Use Permit to cluster. To transfer to non-contiguous lands under common ownership, that requires a Conditional Use Permit and must be in the same Township. If this is approved, there would be three remaining entitlements on the leftover large ag. piece.
- C. Otto further explained that they are bringing one entitlement from the south parcel to be used on the lake, north parcel. The rest of the entitlements would be left in Marysville Twp. The three four-acre lots are meeting the shoreland requirements.
- D. Felger asked if the Planning Commission has any questions? The hearing was then opened for public comment. No response was heard.
- E. Ann Smith stated she owns the land that adjoins to the north of the Chatham property. She could not make the Town Board meeting and is trying to find out what is being planned. Noted much of this land is wetland with a creek running through. Questioned how many lots are being planned. Felger explained this request is to locate three lots in a cluster on the lake. Riley further noted the following request is a rezoning to a residential zone to allow more lots.
- F. Felger opened the hearing for comments from anyone attending virtually. No response.
- G. Bravinder moved to continue the hearing to June 3, 2021 for a site inspection. Tanner seconded the motion. VOTE: CARRIED UNANIMOUSLY