



## AGENDA ITEM # 6.2

### REPORT TO CITY COUNCIL

**Report Prepared by: Dawn Bittner**

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**Date:** July 2, 2019

**Subject:** Rezone Request

**Report:** Please see attached Council Report.

**Council Action Requested:** Motion to adopt attached Zoning Ordinance, based on the following 12 Findings of Fact:

1. The applicant is proposing to rezone 2.49 acres from "Shoreline Residential" to "Rural Residential."
2. The subject property is privately owned. The property owner has not indicated any plans for future development.
3. The subject property is within the Shoreland Area and no Shoreland soil types have been identified.
4. The vegetative cover of the subject property consists of trees and grasses.
5. The subject property is not adjacent to a public water body. "In-water physical characteristics" and recreational use of surface water do not apply.
6. The subject property has approximately 482 feet of frontage adjacent to South Sluetter Road. Pursuant to a condition of lot split approved October 21, 2004, access to subject property shall only be from South Sluetter Road with said access to be located a minimum of 100 feet south of the centerline of County Road 168.
7. The proposed rezoning does not increase the socio-economic development needs of the public.
8. The public sewer and water utilities are not available in the vicinity of the subject property. There are no plans to extend the public utilities to the area of the subject property.
9. The subject property does not contain any known significant historical or ecological value.
10. The subject property is adjacent to property zoned "Rural Residential" and "Shoreline Residential". The proposed reclassification is not considered "spot zoning."
11. The proposed rezoning is in conformance with the City of Pequot Lakes Comprehensive Plan.
12. The future land use map identifies the subject property as "Rural Residential." Rezoning the subject property to "Rural Residential" is compatible with that classification.

**COUNCIL REPORT**

**Application:** Rezoning from Shoreline Residential to Rural Residential

**Applicant:** Brent Anderson, on behalf of Brent Ryappy

**Background Information:** The applicant is proposing to rezone a 2.49 acre tract of land from Shoreline Residential to Rural Residential. The subject property is vacant and is accessed via S. Sluetter Road.



The subject property is adjacent to property zoned Rural Residential to the south, Shoreline Residential to the east, and Rural Residential across County Road 168 to the north. The property to the west is in Cass County.

The subject property was part of a metes and bounds subdivision in 2004 where it was subdivided from the Shoreline Residential parcel to the east. The deed creating the split was not recorded until 2008. This parcel does not meet the requirements for a riparian lot.

**Planning Commission Recommendation:**

The Planning Commission unanimously recommends the City Council approve this rezone request.

**ORDINANCE 19-\_\_**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
FOR THE CITY OF PEQUOT LAKES  
COUNTY OF CROW WING  
STATE OF MINNESOTA**

The City Council of the City of Pequot Lakes does ordain as follows:

**Section 1. Purpose and Intent:** The purpose and intent of this Ordinance is to amend the official zoning map, an official control pursuant to Chapter 462 of the Minnesota Statutes, for the City of Pequot Lakes.

**Section 2. Amendment:** The official zoning map for the City of Pequot Lakes shall be amended as follows:

- Brent T. Ryappy, property owner, Parcel Identification Number: 290272207BCC009, to rezone from Shoreline Residential to Rural Residential.

**Section 3. Effective Date:** This Ordinance shall become effective upon its passage and publication as provided by law.

Passed by the City Council this 2<sup>nd</sup> day of July, 2019, by \_\_/5<sup>th</sup> vote.

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James Tayloe, Mayor

ATTEST:

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Nancy Malecha  
City Administrator