



AGENDA ITEM # 6.2

REPORT TO CITY COUNCIL

Report Prepared by: Dawn Bittner

Date: November 5, 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 1.9 acres from "Public" to "Light Industrial."
2. The subject property is owned by the City of Pequot Lakes. The subject property is being sold to a private individual who plans to construct a building to house his construction business.
3. The subject property is not within the Shoreland Area and no Shoreland soil types have been identified.
4. The vegetative cover of the subject property consists of 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 is accessed from Morehouse Drive and Derksen Road.
7. The proposed rezoning does not increase the socio-economic development needs of the public.
8. The public sewer and water utilities are adjacent to 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 "Light Industrial", "Commercial" and "Public". 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 "Light Industrial." Rezoning the subject property to "Light Industrial" is compatible with that classification.

COUNCIL REPORT

Application: Rezoning from Public to Light Industrial

Applicant: City of Pequot Lakes

Background Information: The applicant is proposing to rezone a 1.9 acre tract of land from Public to Light Industrial. The subject property is vacant and is accessed via Morehouse Drive and Derksen Road.



The subject property is adjacent to property zoned Light Industrial to the north, Commercial to the west, Public to the south and State Highway 371 to the east.

The subject property is owned by the City of Pequot Lakes and was part of a citywide rezone in 2017 where all City-owned property was rezoned to the Public zoning classification. The subject property is being sold to a private individual and is part of the Pequot Lakes Industrial Park.

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:

- City of Pequot Lakes, property owner, Parcel Identification Number: 291130020010009, to rezone from Public to Light Industrial.

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

Passed by the City Council this 5th day of November, 2019, by _/5th vote.

James Tayloe, Mayor

ATTEST:

Nancy Malecha
City Administrator