



LENT TOWNSHIP
CHISAGO COUNTY, MINNESOTA
Resolution No. 2020-33

**RESOLUTION APPROVING A ZONING AMENDMENT OF PIDS 05.00256.40,
05.00256.30, 05.00256.50 LOCATED AT 33003 FALCON AVENUE.**

WHEREAS, Pamela K. Hughes is the owner of PIDs 05.00256.40, 05.00256.30, and 05.00256.50 ("subject property");

WHEREAS, Sherco Construction (the "Applicant") submitted an application to Lent Township ("Town") for a Zoning Amendment to rezone the subject property;

WHEREAS, the subject property is zoned Rural Residential – Agriculture (RR-A), which is intended to provide areas to be utilized for agriculture and agriculture related uses and low-density residential areas;

WHEREAS, the Applicant submitted an application to rezone the subject property to Rural Residential – II (RR-II), which is intended to provide a transition area between rural residential agricultural areas and higher density rural residential areas;

WHEREAS, the Town Board can approve a Zoning Amendment if it finds that the standards for a Zoning Amendment as described in the 'Lent Township Zoning Ordinance Chapter 2 Section 8.09 Amendments' procedures have been met;

WHEREAS, the Planning Commission considered the application at its meeting on December 9, 2020 and held a public hearing, after due notice having been given regarding the Zoning Amendment at which it voted to recommend approval of the application with the condition that the existing Conditional Use Permit for the subject property is vacated; and

WHEREAS, the Town Board considered the application at its meeting on December 15, 2020;

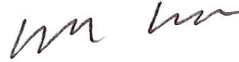
NOW, THEREFORE, BE IT RESOLVED, that, based on the record of this matter, the Planner's Report, and the findings and determinations contained herein, the Town Board hereby approves of the requested Zoning Amendment:

1. The amendment will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
2. The amendment is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
3. The amendment is in the opinion of the Township reasonably related to the overall needs of the Township.

4. The amendment is consistent with the intent and purposes of the zoning ordinance.
5. The amendment will not cause traffic hazard or congestion.
6. The existing Conditional Use Permit for the subject property is vacated.

Adopted this 15th day of December 2020

BY THE TOWN BOARD



Rick Keller, Chairperson


Kelly Wood, Clerk

Attest:

Drafted by: 
Kristin Moen, Zoning Administrator