



Sylvan Township

12956 24th Avenue SW, Pillager, MN 56473

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Public Hearing Minutes – Lind Parcel Re-Zoning Recommendation *Thursday October 17th, 2024*

Call to Order/Pledge of Allegiance/Roll Call: Chair Booth called the Public Hearing Meeting to order at 6:00 pm and the Pledge of Allegiance was said. Those present at the meeting were Supervisors Greg Booth, Arlene Schmit, Keith Card, Greg Bennett, Bob Johnson, and Clerk Jenna Ruggles. The residents in attendance included Jason Lind, Steve Mudgett, and Scott & Dawn Mudgett.

Purpose of Hearing: To discuss and take comments on the whether the Sylvan Township Board should send a recommendation to Cass County to re-zone Mr. Lind's parcel from Residential to Commercial.

Chair Booth read the Public Notice and Clerk Ruggles entered it into the record of proceeding.

Presentation: Mr. Lind's parcel 41-214-4103 which is currently being used as a location for his business, Lind Masonry, is a residential zoned parcel. This does not fit under the Sylvan Commercial Ordinance for a home-based business, it was recommended by the Sylvan Township Planning Commission to change the parcel to Commercial. After discussing it with Cass County, they wanted Sylvan Township Board's thoughts on the re-zone. There is another option for Mr. Lind's business permit and that is for the Board to issue an Interim Use Permit (IUP), but that is more of a temporary permit, and they would like to be able to give Mr. Lind a permit without a timeframe attached.

Public Input:

- There was one written comment from Mr. and Mrs. Schuler, they approve of Mr. Lind's current business and have concerns with what the next owner would do with the parcel if Mr. Lind sold. They also had concerns that this spot zone could lead to more spot zoning within the Township.
- Steve Mudgett did not have a comment.
- Scott and Dawn Mudgett were in favor of the re-zone but questioned what would happen if Mr. Lind sold the parcel as well.

The Township Board answered the questions from the residents, letting them know that the Township cannot change the parcel back to residential after Mr. Lind sells, but they do have the say in what business permits are allowed on commercial zoned land in Sylvan Township and they could put stipulations/regulations on certain things, if necessary, when a new business applies for a permit.



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After public input was heard and discussed, the Board Supervisors each provided their thoughts on whether it would be better to re-zone the parcel or have Mr. Lind apply for an IUP. Supervisor Bennett provided feedback from the Township Attorney as well. His thought was that a re-zone would be preferable to an IUP as the IUP is more temporary. Other things that were discussed and considered included the location of the parcel and how there are other businesses near and around there. That Mr. Lind also commented and let the Board know that he has no plans on selling the parcel or his land and that he would like to pass it down to his son in the future.

Supervisor Bennett **moved to have Sylvan Township Board send a recommendation to Cass County Environmental Services Planning and Zoning Board in favor of Mr. Lind's parcel 41-214-4103 being re-zoned from Residential to Commercial**, seconded by Supervisor Schmit and the motion carried with Chair Booth opposing and all others in favor.

Adjournment: Supervisor Bennett **moved to adjourn**, seconded by Supervisor Schmit and the motion carried with the meeting adjourning at 6:31 pm.

Minutes submitted by,

Jenna Ruggles, Clerk

Greg Booth, Chair

These minutes were approved as presented on November 7, 2024 by Supervisor Bennett, seconded by Supervisor Card and the motion carried with Supervisors Booth, Bennett, Card, Schmit, and Johnson.

Date: 11.07.2024