



AGENDA
CLAY COUNTY PLANNING COMMISSION
7:00 PM TUESDAY, FEBRUARY 23, 2021
BOARD ROOM, THIRD FLOOR, COURTHOUSE

Due to the Covid-19 pandemic, attendance at this meeting can be by telephone and/or other electronic means, as permitted by MN Statutes §13D.021. *Members of the public will be able to attend in person in the Board Room at the Clay County Courthouse **by reservation**.* Visit www.claycountymn.gov/323/Planning-Zoning for reservations to attend the meeting in person and also for instructions on how to participate via computer or mobile device. Pursuant to MN Statutes §13D.021, Subdivision 3, the County will provide the means for persons to electronically participate in such meetings remotely. To join the meeting by phone, call 651-964-6938 and enter conference ID: 266 399 001# Any questions or concerns may be directed to Planning & Zoning Director Matt Jacobson at 218-299-5005 or by emailing Planning@co.clay.mn.us

1. Call Meeting to Order
2. Roll Call
3. Virtual Meeting Rules – Director Matt Jacobson
4. Approval of Agenda
5. Approval of Minutes from January 26, 2021 Meeting
6. Citizens To Be Heard
7. Public Hearing(s):

CONTINUED - TREBIL PROPERTIES LLC – PETITION FOR TEXT AMENDMENT TO THE CLAY COUNTY DEVELOPMENT CODE

This public hearing is a continuation of a public hearing tabled on January 26th, 2021. The applicant is petitioning for a text amendment to the Clay County Development Code to add Service Business and Wholesale Business, warehousing and storage units as a conditional use in Chapter 5, Table 5-1 in the Urban Expansion Tier 1 Zoning District.

WILLIAM BORGEN – REQUEST FOR PLATTED (MAJOR) SUBDIVISION

The applicant is seeking approval to plat a three-lot subdivision on parcel 23.011.2000, Tract B of Registered Land Survey No. 3, part of the NW1/4, Township 140 North, Range 48 West, Section 11, Oakport Township.

RJ ZAVORAL & SONS, INC. - REQUEST FOR INTERIM USE

The applicant is seeking approval of an Interim Use Permit to allow a 39.5-acre gravel mining operation on parcel 12.021.1700, the S1/2 of the NE1/4, Section 21, T142N, R45W, Hagen Township.

NEXAMP SOLAR LLC – REQUEST TO AMEND A CONDITIONAL USE PERMIT

The applicant is seeking approval to amend a conditional use permit approved on January 28th, 2020 to construct and operate a community solar garden on parcel 27.004.0401, in the East ½ of Section 4, Township 140 North, Range 46 West, Spring Prairie Township.

8. Unfinished Business

- Matt Jacobson: Clay County Comprehensive Plan update

9. New Business

10. Adjournment