

TO: Planning Commission

FROM: Jerry Bohnsack

Meeting of March 13, 2025

Subdivision Application 2025-001

Application: 25-001

Applicant: Sarah Lovejoy

Property Address: 7036 NICKLE RD

Legal Description: That part of the North Half of Northeast Quarter (N1/2 of NE1/4) described as follows: commencing at the northwest corner of the NE1/4, then South approximately 66 rods to the highway between Village of Pequot Lakes and Breezy Point, then Easterly along said highway a distance of 94 rods, then North 42 rods, then Westerly along section line between Sections 7 and 18 to the point of beginning. EXCEPT that portion East 278 feet to the NW1/4 of NE1/4 and the West 100 feet of the NE1/4 of NE1/4, Section 18, Township 136, Range 28, lying North of State Aid Highway 11. Subject to easements of record.

Parcel ID: 10181327

Zoned: Wooded Residential

The property is a 10+ acre triangular shaped property located Southwest intersection of County Road 11 and Nickel Road. The Zoning of the property was recently changed from Urban Reserve to Wooded Residential. The property currently hosts a primary dwelling and out building. It is proposed that the dwelling and outbuilding will be hosed by Lot 2 and Lot 1 would be sold for another dwelling unit.

Findings:

- Proposed plat – Conforms to definitions of subdivision.
- Lots conform to requirements of Wooded Residential zoning.
- Hearing to consider subdivision held March 11, 2025.
- No proposed changes to preliminary plat.