



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

Prepared By: <i>Anthony Moberg, Planning and Zoning Administrator</i>	Meeting Date: <i>9/8/2026</i>	Item Name: <i>Conditional Use Permit C-26-008 O'Donnell - 10030645</i>
---	---	---

Application:

Conditional Use Permit Application: C-26-008

Applicant: C & J O'Donnell, Preserve Inc

Property ID: 10030645

Legal Desc: SW1/4 OF SE1/4 OF SECTION 3, TOWNSHIP 136, RANGE 28, Crow Wing County, Minnesota, EX.
PART PLATTED AS ROAD TO O'DONNELLS ADDITION.

Zoning: (EL-R) Estate Lots Residential

Applicable Code: Section §153.035, §153.062, §153.119

Request

To construct 6'x4.75' area identification sign, which is a conditional use in Estate Lots Residential districts.

Property

The 37.16 acre parcel, PID 10030645, is located east of Buschmann Rd on County Road 11, north of Cree Bay. Odonnell Drive runs directly through the center of the parcel. This parcel along with three other contiguous parcels make up the C&J O'Donnell Preserve and contains most of Unnamed Wetland 18-597W.

Parcel 10030645 does not currently contain any principal or accessory structures.

CONDITIONAL USE. A use authorized by the zoning ordinance subject to review and approval by the Planning Commission. The Commission must determine whether the use meets the standards contained in §153.119(E).

Conditional Use Review

- Upon review of a Conditional Use Permit application, the Commission should determine whether:
 1. The use is an appropriate Conditional Use within the zoning district.
 2. The use with conditions conforms to the Comprehensive Plan.
 3. The use is compatible with the existing neighborhood.
 4. The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance, or prosperity of the City.
 5. The findings contained in §153.119(E)(2)(a-h) are satisfied.



PLANNING COMMISSION / BOARD OF ADJUSTMENT MEETING

AGENDA ITEM

Findings:

Conditional Use Permit

- The proposed area identification sign is an appropriate Conditional Use within the Estate Lots Residential (EL-R) zoning district.
- The proposed sign is intended to identify the C&J Preserve and is not designed as a commercial advertising sign.
- The proposed use is consistent with the Comprehensive Plan and preserves the rural and Northwoods character of the area.
- The proposed sign is compatible with the surrounding neighborhood and land uses and is not anticipated to create adverse impacts to neighboring properties or substantially diminish property values.
- The proposed sign will not impede the orderly development or improvement of surrounding properties.
- The proposed sign will not create additional requirements for public facilities or services.
- The proposed sign is not anticipated to generate additional traffic, parking demand, or roadway congestion.
- Adequate measures have been taken to locate the sign in a manner that minimizes impacts to adjoining properties.
- The proposal is not anticipated to create nuisance conditions related to noise, odor, dust, vibration, lighting, or signage.
- The proposed sign will not result in the destruction, loss, or damage of significant natural, scenic, or historic features.
- The proposal is not anticipated to create adverse impacts to ground or surface water resources.

STAFF RECOMMENDATION

Staff finds that the proposed area identification sign meets the standards contained in §153.119(E) and may be approved subject to the following recommended conditions and any additional conditions imposed by the Planning Commission.

Recommended Conditions

1. The sign shall be constructed consistent with the submitted rendering.
2. The sign shall comply with applicable setback and zoning requirements.
3. Any future lighting shall be shielded and directed downward.
4. Applicants shall obtain all required permits prior to installation.

Planning Commission / Board of Adjustment Direction

The Board may approve, deny, or modify the Conditional Use Permit C-26-008 under the standards contained in §153.119.

Any motions should clearly identify:

- Findings supporting or opposing the Conditional Use Permit.
- Any conditions of approval.