

DATE Sept. 1, 2017 PHONE # Jessica Nelson 218-398-7479 PERMIT # _____

ITASCA COUNTY APPLICATION TO AMEND ZONING MAP/REZONE

APPLICANT/ADDRESS J Nelson Properties 20819 US Highway 169 South, Grand Rapids, MN 55744

AGENT/ADDRESS Harris Township 20876 Wendigo Park Road Grand Rapids, MN 55744

PROPERTY ADDRESS 20819 US Highway 169 South, Grand Rapids, MN 55744

PROPERTY DESCRIPTION/PARCEL # 19-008-1206

LAKE NAME/CLASS _____ EX. USE _____

ZONING DISTRICT [EXISTING]	ZONING DISTRICT [PROPOSED]
<u>Farm Residential</u>	<u>Light Industrial</u>
	<u>Commercial</u>

Reason for Proposed Amendment or Zone Change _____

To aline with the Updated 2017 Harris Township Comprehensive Plan

Attach to this form a map showing property location, all properties within 300', dimensions of existing and proposed buildings, all streets and roads, North direction and any other information pertinent to this request.

SITE INSPECTION: A site inspection shall be made by the Board and the applicant acknowledges that no one can be prohibited from coming onto the property _____ Yes. The applicant chooses a site inspection by staff _____ Yes.

SIGNATURE/DATE:  _____ 9/1/2017

On 9-11-17, the Zoning Office received the completed application, accompanying information and the fee is paid in full

PERMIT APPROVAL: In accordance with MS#15.99, Itasca County must approve or deny the variance application within 60 days of submission of the completed application/fee. If said application is denied, the reason/s must be stated in writing at the time of denial. This time line may be extended by Itasca County for another 60 days provided the applicant/s receive written notice with reasons for the extension. The extension may not exceed 60 days unless approved by the applicant. The 60 days will end on: 11-10-2017.

On _____ Planning Commission/BoA authorized an extension for the following reasons with an expiration date of: _____

Authorizing Signature and Date: _____

On _____ the applicants hereby waive the time frame requirements set forth in MS#15.99:

Signatures

Witness:

Amendment/Rezone Application for:

ITASCA COUNTY

Courthouse
Environmental Services
123 NE 4th Street
Grand Rapids, MN 55744-2600
Office (218) 327-2857 Fax (218) 327-7331



September 14, 2017

Harris Township
Attn: Cari Ann Alleman, Clerk
21583 Keyview Dr.
Grand Rapids, MN 55744

RE: Rezone – Curt & Carrie Litchke
21583 US Hwy 169 S.
Grand Rapids, MN 55744

Location: N 158FT OF S 526FT OF E 416.8FT OF SW NE W OF HWY 169;
Parcel #19-005-1307; S.5 54-25

Dear Cari Ann:

Enclosed is a Rezone application for your Township's review and recommendation.

Once your Township has had a chance to review the application, please have your chairperson sign, date, submit your recommendation and return the application to our office. Please keep in mind the criteria from our Zoning Ordinance when making a recommendation which is located on page 2 of the application.

You are invited to participate in the public hearing which is scheduled for Wednesday, October 11, 2017 in the County Board Room of the Courthouse at 10:00 A.M. If you are interested in attending the site inspection, the date and time will be sent to you under separate cover. Also, notice of County Board Hearing will commence at 2:30pm in the Board Room of the Itasca County Courthouse on the 17th day of October 2017.

If you require additional information, please don't hesitate to contact our office.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Sigfrinius".

Lisa Sigfrinius
Environmental Services Department

Note: Harris Township: Please be informed that it is your responsibility to contact Harris Township regarding their procedures in submitting a recommendation. The Clerk's number is 218-244-1811.

PCBA 04

Equal Opportunity Employer

Date September 14, 2017

Curt & Carrie Litchke
21583 US Hwy 169 S
Grand Rapids, MN 55744

ITASCA COUNTY, MINNESOTA

has made application for a **ZONE CHANGE** for the

AGENT: Harris Township, 20876 Wendigo Park Road, Grand Rapids, MN 55744

Property described as: N 158FT OF S 526FT OF E 416.8FT OF SW NE W OF HWY 169; S.5 54-25
Parcel# 19-005-1307

ZONED: Farm Residential

PROPOSED ZONE: Light Industrial Commercial

DESCRIPTION OF APPLICATION: To propose from Farm Residential to Light Industrial Commercial. To align with the updated Harris Township Comprehensive Plan to expand future commercial development on both sides of the 169 Corridor north of Pokegama Lake.

YOU ARE BEING NOTIFIED OF THE IMPENDING ACTION SO THAT YOU MAY APPEAR, OR NOTIFY THIS OFFICE, YOUR CONCERN/S, IF ANY, REGARDING THIS APPLICATION AT THE PUBLIC HEARING/S. A COPY OF THE STAFF REPORT, FOR THIS APPLICATION, IS AVAILABLE BY CONTACTING THE ITASCA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT FIVE DAYS PRIOR TO THE PC/BOA HEARING.

THE PLANNING COMMISSOIN/BOA WILL MAKE A RECOMMENDATION TO THE COUNTY BOARD OF COMMISSIONERS.

Harris Township is responsible for contacting Cari Ann Alleman

Clerk of Harris Township at 218/244-1811 for their recommendations which are to be forwarded to the Planning Commission. NOTE: Interested Property Owners may also contact the Township for further information on the Township's recommendation.

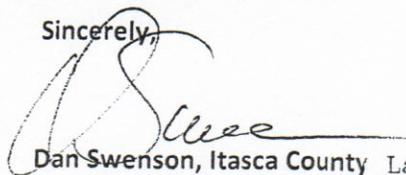
NOTICE OF PLANNING COMMISSION/BOARD OF ADJUSTMENT HEARING: The public hearing will commence at 10:00 a.m. in the Board Room of the Itasca County Courthouse, Grand Rapids, MN on the 11th day of October 2017. Once an agenda has been prepared, you may contact the Environmental Services Department to find out an 'approximate time' that this rezone will be considered by the Board. Interested individuals must monitor the posted agenda and be available and be prepared to proceed when the above matter is considered by the Board.

NOTICE OF COUNTY BOARD HEARING: The public hearing will commence at 2:30 p.m. in the Board Room of the Itasca County Courthouse, Grand Rapids, MN on the 17th day of October 2017. Once an agenda has been prepared you may contact the Administrative Services Department (218/327-2847) to find out the time that this rezone will be considered by the Board.

If special accommodations are necessary for you to participate in the hearings, please contact Environmental Services Department at 218/327-2857 or 218/327-2806 (TDD) as soon as possible so necessary arrangements may be made.

All decisions by the County Board shall be final. Judicial review of these decisions by injunction, mandamus, declaratory judgment or other remedy shall be in the manner prescribed by law.

Sincerely,



Dan Swenson, Itasca County Land Use Planning & Assessment
123 NE 4th Street, Grand Rapids MN 55744
Director

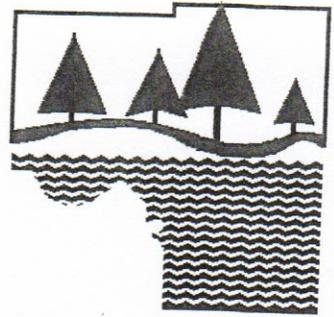
PCBA 05

ITASCA COUNTY

Planning Commission/Board of Adjustment

COURTHOUSE
123 NE Fourth Street
Grand Rapids, MN 55744
Office (218) 327-2857

Fax (218) 327-7331



Date: September 14, 2017

To: Curt & Carrie Litchke
21583 US Hwy 169 S
Grand Rapids, MN 55744

RE: N 158FT OF S 526FT OF E 416.8FT OF SW NE W OF HWY 169;
S.5 54-25; Parcel# 19-005-1307

Please be informed that the Itasca County Board of Adjustment will view the above site on October 11, 2017 at 8:15 am, and a representative must be present to address the application.

The Board of Adjustment will review the variance application on October 11, 2017 in the County Board Room of the Courthouse.

The meeting begins at 10:00 am and a representative must be present to address the application.

Any questions, please contact the Environmental Services Department at 218/327-2857.

Sincerely,

Diana Nelson

Corresponding and Recording Secretary
dn

CC: Harris Township, Cari Ann Alleman

Equal Opportunity Employer

PCBA03

DATE Sept. 1, 2017 PHONE # Carrie Litchke 218-327-0903 PERMIT # _____

ITASCA COUNTY APPLICATION TO AMEND ZONING MAP/REZONE

APPLICANT/ADDRESS Curt & Carrie Litchke 21583 US Highway 169 South, Grand Rapids, MN 55744

AGENT/ADDRESS Harris Township 20876 Wendigo Park Road Grand Rapids, MN 55744

PROPERTY ADDRESS 21583 US Highway 169 South, Grand Rapids, MN 55744

PROPERTY DESCRIPTION/PARCEL # 19-005-1307

LAKE NAME/CLASS _____ EX. USE _____

ZONING DISTRICT [EXISTING] Farm Residential ZONING DISTRICT [PROPOSED] Light Industrial Commercial

Reason for Proposed Amendment or Zone Change _____

To aline with the Updated 2017 Harris Township Comprehensive Plan

Attach to this form a map showing property location, all properties within 300', dimensions of existing and proposed buildings, all streets and roads, North direction and any other information pertinent to this request.

SITE INSPECTION: A site inspection shall be made by the Board and the applicant acknowledges that no one can be prohibited from coming onto the property Yes. The applicant chooses a site inspection by staff Yes.

SIGNATURE/DATE Curt Litchke 9-1-17

On 9-11-17, the Zoning Office received the completed application, accompanying information and the fee is paid in full

PERMIT APPROVAL: In accordance with MS#15.99, Itasca County must approve or deny the variance application within 60 days of submission of the completed application/fee. If said application is denied, the reason/s must be stated in writing at the time of denial. This time line may be extended by Itasca County for another 60 days provided the applicant/s receive written notice with reasons for the extension. The extension may not exceed 60 days unless approved by the applicant. The 60 days will end on: 11-10-2017.

On _____ Planning Commission/BoA authorized an extension for the following reasons with an expiration date of: _____

Authorizing Signature and Date: _____

On _____ the applicants hereby waive the time frame requirements set forth in MS#15.99:

Witness: _____

Signatures
Amendment/Rezone Application for:

RECOMMENDATION

TOWN BOARD OF _____ APPROVAL CHAIR _____

OR AMEMD DATE _____

UNORGANIZED TOWNSHIP REJECTION COMMISSIONER _____

REASONS: _____

Amendments to the Zoning Map/Rezone shall be recommended for approval to the County Board upon finding by the Planning Commission that all of the following conditions exist:

- 1. The proposed zoning does not substantially conflict with the Itasca County Comprehensive Plan.
- 2. The proposed zoning shall not be spot zoning, which is zoning to discriminate in favor of one lot or parcel out of context with surrounding lots or parcels.
- 3. The original zoning was inconsistent with the comprehensive or land use plan; or an error was made in the comprehensive or land use plan which should be corrected along with the zoning; or substantial changes have occurred in the community since the adoption of the comprehensive or land use plan, which should result in the plan/s and the zoning being amended.
- 4. A clear public need for and benefit from the proposed rezoning shall exist beyond any benefit or convenience to the land owner.

RECOMMENDATION:

On _____ the Planning Commission/Board of Adjustment, unanimously/ majority vote recommends, to the County Board of Commissioners, APPROVAL AMENDMENT REJECTION of the map amendment/rezone submitted by _____

Chairperson – Itasca County Planning Commission/Board of Adjustment

On _____ the County Board of Commissioners unanimously/majority vote recommends APPROVAL AMENDMENT REJECTION of the map amendment/rezone submitted by _____

Chairperson – Itasca County Board of Commissioners

Approval includes the findings of fact and compliance with all County, State and Federal Rules, Regulations and Statutes as required by law.

In accordance with Section 18.4 of the Zoning Ordinance , all decisions by the County Board shall be final. Judicial review of these decisions by injunction, mandamus, declaratory judgment or other remedy shall be in the manner prescribed by law.

Amendment/Rezone Application for:

Zoning Conditions

1. The proposed zoning does not substantially conflict with the Itasca County Comprehensive Land Use Plan. Why or Why not:

The Itasca County Comprehensive Land Use Plan specifically refers to the Harris Township Comprehensive Land Use Plan. On June 28, 2017, Harris Township updated their respective plans language stating:

“The highway 169 corridor running south to north through the community, across Pokegama Lake and into Grand Rapids represents Harris’ best opportunity to enhance its property tax base through commercial and light industrial development. In general, terms, the community supports:

North of Pokegama, Lake: The area supported for potential future commercial development is expanded to include most of both sides of the highway. The Township favors commercial development that requires highway access and visibility, large lots and open areas (e.g., auto dealerships, contractors, storage, etc.) but commercial/light industrial development of any suitable and allowable nature will be supported. Within the shaded corridor area shown in Map 3 the Township will support requests by landowners to rezone their property to light industrial/commercial.”

The Itasca County Comprehensive Land Use Plan (CLUP), “encourages the retention and expansion of existing businesses and industries, and the development of new businesses and industries,” in the Economic Development Objective.

2. The proposed zoning shall not be spot zoning, which is zoning that discriminates in favor of one lot or parcel out of context with surrounding lots or parcels. Why or Why not:

Harris Township has updated their CLUP to expand future commercial development on both sides of the 169 corridor north of Pokegama Lake. Currently, many home occupation businesses, conditional use permits and light commercial/industrial businesses already exist in this surrounding north 169 corridor.

3. The original zoning was inconsistent with the Comprehensive Land Use Plan; or an error was made in the Comprehensive Land Use Plan, which should now be corrected along with the rezoning district; or substantial changes have occurred in the community, which should result in the Comprehensive Land Use Plan and the rezoning being amended. Why or Why not:

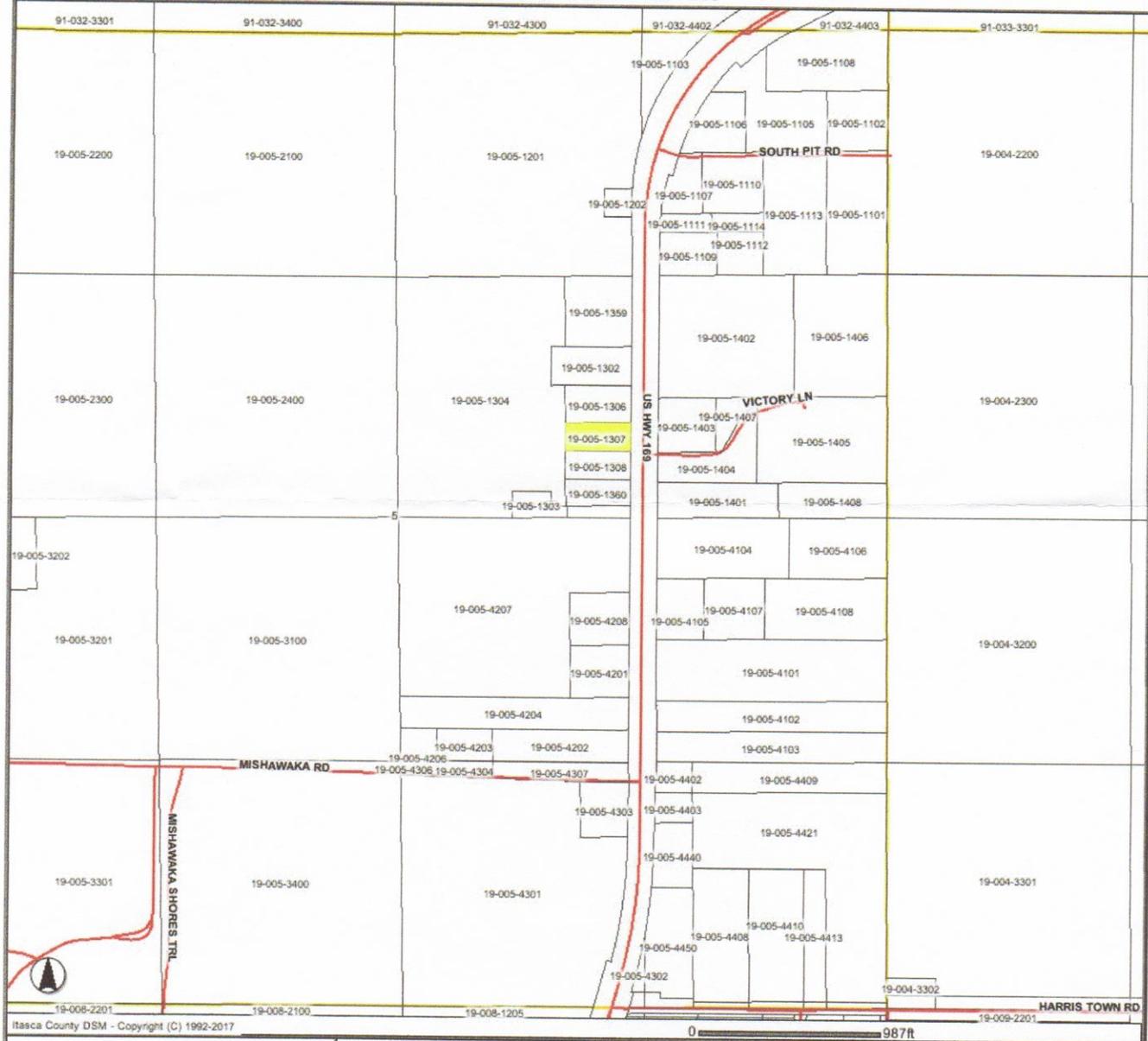
Harris Township has updated their CLUP to include commercial development in this 169 corridor north of Pokegama Lake. Currently, many home occupation businesses, conditional use permits and light commercial/industrial businesses already exist in this surrounding north 169 corridor.

4. A clear public need for and benefit from the proposed rezoning shall exist beyond any benefit or convenience to the landowner. Why or Why not:

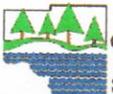
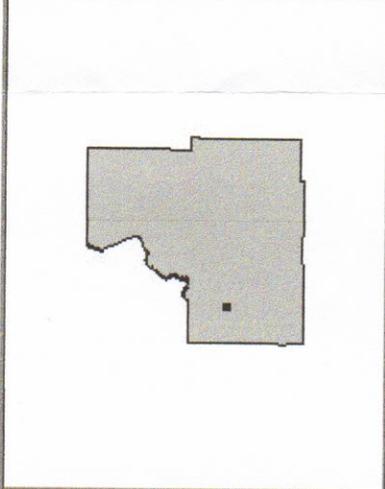
The CLUP encourages the retention and expansion of existing businesses and the development of new businesses which will provide additional employment opportunities and increase tax base.

PCBA o/a

Carrie & Curt Litchke



Itasca County DSM - Copyright (C) 1992-2017



I Itasca County Department of
G Surveying & Mapping
I
S

This information is a compilation of data from different sources with varying degrees of accuracy and requires a qualified field survey to verify.

Legend

- Selected Features
- Public Boat Ramp
- Tax Parcel
- Roads Public / Private
- PLS Township Line
- PLS Section Line
- Lake
- Stream

PCBA 016

ITASCA COUNTY

Courthouse
Environmental Services
123 NE 4th Street
Grand Rapids, MN 55744-2600
Office (218) 327-2857 Fax (218) 327-7331



September 14, 2017

Harris Township
Attn: Cari Ann Alleman, Clerk
21583 Keyview Dr.
Grand Rapids, MN 55744

RE: Rezone – Jeanine & Eric Phillips
20755 US Hwy 169 S.
Grand Rapids, MN 55744

Location: N 175' OF SW NE W OF H/W 169 LESS HWY 169 ROW;
Parcel #19-008-1302; S.8 54-25

Dear Cari Ann:

Enclosed is a Rezone application for your Township's review and recommendation.

Once your Township has had a chance to review the application, please have your chairperson sign, date, submit your recommendation and return the application to our office. Please keep in mind the criteria from our Zoning Ordinance when making a recommendation which is located on page 2 of the application.

You are invited to participate in the public hearing which is scheduled for Wednesday, October 11, 2017 in the County Board Room of the Courthouse at 10:00 A.M. If you are interested in attending the site inspection, the date and time will be sent to you under separate cover. Also, notice of County Board Hearing will commence at 2:30pm in the Board Room of the Itasca County Courthouse on the 17th day of October 2017.

If you require additional information, please don't hesitate to contact our office.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Sigfrinius".

Lisa Sigfrinius
Environmental Services Department

Note: Harris Township: Please be informed that it is your responsibility to contact Harris Township regarding their procedures in submitting a recommendation. The Clerk's number is 218-244-1811.

PCBA 04

Equal Opportunity Employer

Date September 14, 2017

Jeanine & Eric Phillips
P.O. Box 936
Coleraine, MN 55722

ITASCA COUNTY, MINNESOTA

has made application for a **ZONE CHANGE** for the
AGENT: Harris Township, 20876 Wendigo Park Road, Grand Rapids, MN 55744
Property described as: N 175' OF SW NE W OF H/W 169 LESS HWY 169 ROW; S.8 54-25,
Parcel# 19-008-1302

ZONED: Farm Residential

PROPOSED ZONE: Light Industrial Commercial

DESCRIPTION OF APPLICATION: To propose from Farm Residential to Light Industrial Commercial. To align with the updated Harris Township Comprehensive Plan to expand future commercial development on both sides of the 169 Corridor north of Pokegama Lake.

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THE PLANNING COMMISSOIN/BOA WILL MAKE A RECOMMENDATION TO THE COUNTY BOARD OF COMMISSIONERS.

Harris Township is responsible for contacting Cari Ann Alleman

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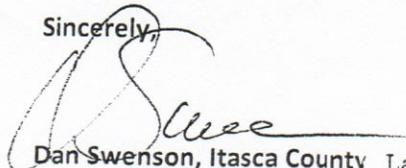
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Sincerely,



Dan Swenson, Itasca County Land Use Planning & Assessment
123 NE 4th Street, Grand Rapids MN 55744
Director

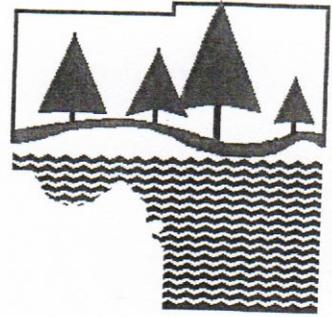
PCBA 05

ITASCA COUNTY

Planning Commission/Board of Adjustment

COURTHOUSE
123 NE Fourth Street
Grand Rapids, MN 55744
Office (218) 327-2857

Fax (218) 327-7331



Date: September 14, 2017

To: Jeanine & Eric Phillips
P.O. Box 936
Coleraine, MN 55722

RE: N 175' OF SW NE W OF H/W 169 LESS HWY 169 ROW;
S.8 54-25; Parcel# 19-008-1302

Please be informed that the Itasca County Board of Adjustment will view the above site on October 11, 2017 at 8:15 am, and a representative must be present to address the application.

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Any questions, please contact the Environmental Services Department at 218/327-2857.

Sincerely,

Dea Nelson

Corresponding and Recording Secretary
dn

CC: Harris Township, Cari Ann Alleman

Equal Opportunity Employer

PCBA03

DATE Sept. 1, 2017 PHONE # Jeanine Phillips 612-508-4925 PERMIT # _____

ITASCA COUNTY APPLICATION TO AMEND ZONING MAP/REZONE

APPLICANT/ADDRESS Jeanine & Eric Phillips P.O.Box 936 Coleraine, MN 55722

AGENT/ADDRESS Harris Township 20876 Wendigo Park Road Grand Rapids, MN 55744

PROPERTY ADDRESS 20755 US Highway 169 South, Grand Rapids, MN 55744

PROPERTY DESCRIPTION/PARCEL # 19-008-1302

LAKE NAME/CLASS _____ EX. USE _____

ZONING DISTRICT [EXISTING] Farm Residential ZONING DISTRICT [PROPOSED] Light Industrial
Commercial

Reason for Proposed Amendment or Zone Change _____

To aline with the Updated 2017 Harris Township Comprehensive Plan

Attach to this form a map showing property location, all properties within 300', dimensions of existing and proposed buildings, all streets and roads, North direction and any other information pertinent to this request.

SITE INSPECTION: A site inspection shall be made by the Board and the applicant acknowledges that no one can be prohibited from coming onto the property _____ Yes. The applicant chooses a site inspection by staff _____ Yes.

SIGNATURE/DATE: Jeanine Phillips 9/1/17

On 9-11-17, the Zoning Office received the completed application, accompanying information and the fee is paid in full

PERMIT APPROVAL: In accordance with MS#15.99, Itasca County must approve or deny the variance application within 60 days of submission of the completed application/fee. If said application is denied, the reason/s must be stated in writing at the time of denial. This time line may be extended by Itasca County for another 60 days provided the applicant/s receive written notice with reasons for the extension. The extension may not exceed 60 days unless approved by the applicant. The 60 days will end on: 11-10-2017.

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Authorizing Signature and Date: _____

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Witness: _____

Signatures _____

Amendment/Rezone Application for: _____

RECOMMENDATION

TOWN BOARD OF _____ APPROVAL CHAIR _____

OR AMEMD DATE _____

UNORGANIZED TOWNSHIP REJECTION COMMISSIONER _____

REASONS: _____

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4. A clear public need for and benefit from the proposed rezoning shall exist beyond any benefit or convenience to the land owner.

RECOMMENDATION:

On _____ the Planning Commission/Board of Adjustment, unanimously/ majority vote recommends, to the County Board of Commissioners, APPROVAL AMENDMENT REJECTION of the map amendment/rezone submitted by _____

Chairperson – Itasca County Planning Commission/Board of Adjustment

On _____ the County Board of Commissioners unanimously/majority vote recommends APPROVAL AMENDMENT REJECTION of the map amendment/rezone submitted by _____

Chairperson – Itasca County Board of Commissioners

Approval includes the findings of fact and compliance with all County, State and Federal Rules, Regulations and Statutes as required by law.

In accordance with Section 18.4 of the Zoning Ordinance , all decisions by the County Board shall be final. Judicial review of these decisions by injunction, mandamus, declaratory judgment or other remedy shall be in the manner prescribed by law.

Amendment/Rezone Application for:

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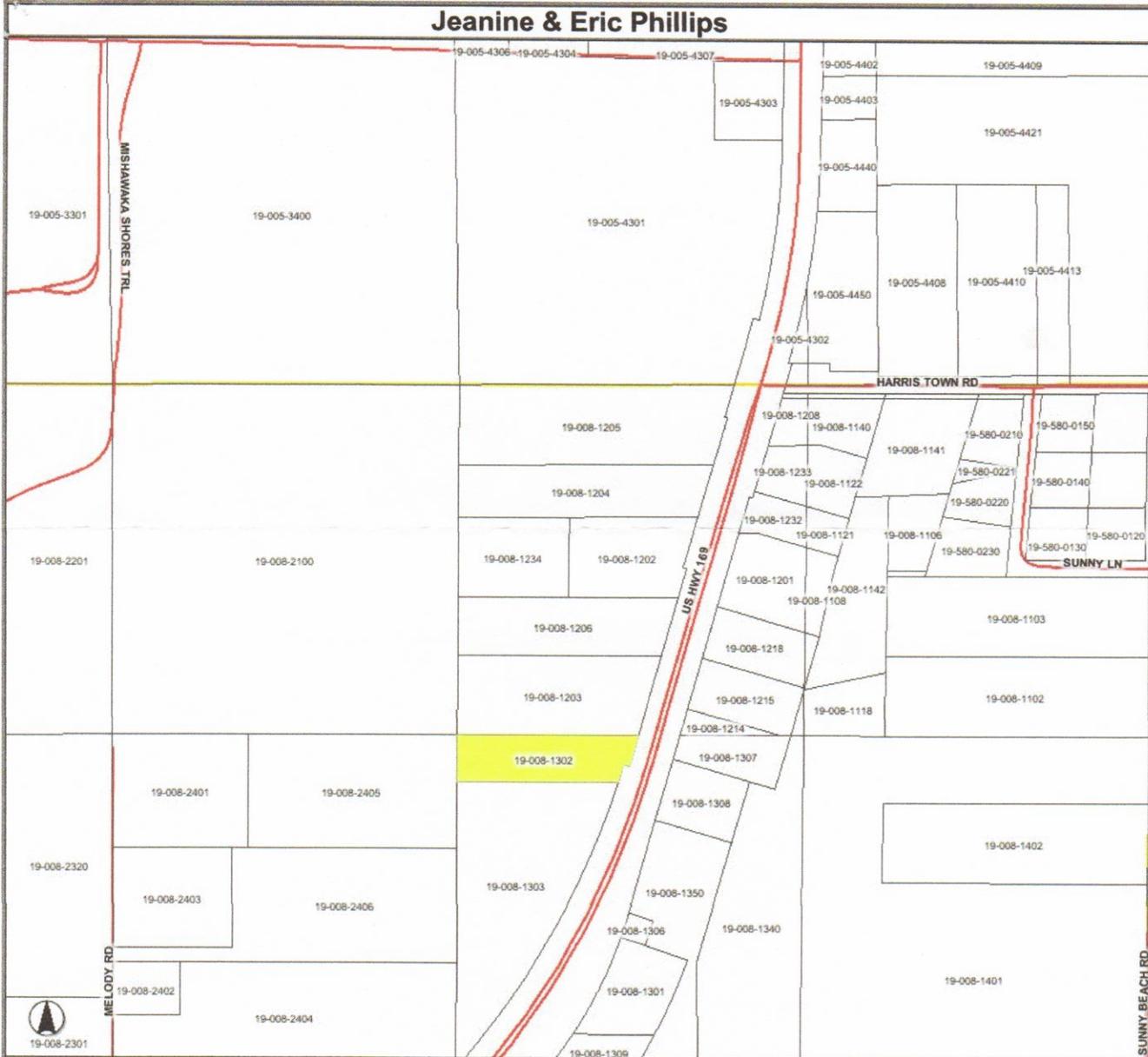
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4. A clear public need for and benefit from the proposed rezoning shall exist beyond any benefit or convenience to the landowner. Why or Why not:

The CLUP encourages the retention and expansion of existing businesses and the development of new businesses which will provide additional employment opportunities and increase tax base.

PCBA 0/2

Jeanine & Eric Phillips



Itasca County DSM - Copyright (C) 1992-2017

0 689ft



**Itasca County Department of
Surveying & Mapping**

This information is a compilation of data from different sources with varying degrees of accuracy and requires a qualified field survey to verify.

- Legend**
- Selected Features
 - Public Boat Ramp
 - Tax Parcel
 - Roads Public / Private
 - PLS Township Line
 - PLS Section Line
 - Lake
 - Stream

PCBA 016