



**CHISAGO COUNTY, MINNESOTA**

**IN RE:**

Application of Doug Jeans for a Zoning  
Amendment and Conditional Use Permit

**FINDINGS OF FACT  
AND DECISION**

Property located at 30360 Forest Boulevard

The property is legally described as:                      Outlot B-Foxtail Woods

On April 27, 2021, the City Council for the City of Stacy met at its regularly scheduled meeting to consider the application of Doug Jeans (“Applicant”) for a Zoning Amendment and Conditional Use Permit. The application requests that Outlot B of Foxtail Woods be rezoned to General Business and apply for a Conditional Use Permit to allow mini-storage.

The City Council now makes the following Findings of Fact and Decision:

**FINDINGS OF FACT**

1. The application for the zoning amendment and conditional use permit was received on December 17, 2020, and the appropriate fee paid by the applicant.
2. The public hearing was held on January 19, 2021, at 7:00p.m., by the Stacy Planning Commission. The applicant was not present at the hearing and public comment was taken.
3. The Planning Commission made a motion to recommend that the City Council deny the request.
4. Representative of the applicant, Jerry Anderson, contacted the city clerk through email indicating he nor the applicant were aware of the hearing on January 19, 2021.
5. The clerk spoke with Mr. Jeans and verified the notice had been mailed on January 4, 2021, the address confirmed with Mr. Jeans was the address provided on the application. However, he is no longer at that address. Mr. Jeans requested another public hearing.
6. The clerk communicated through email to the applicant and his representative on February 9, 2021: My understanding from Doug was that he wanted to have another Public Hearing by the Planning Commission to allow you to address the neighbor’s

concerns. The council will not be taking public comment, they will only be acting upon the request. I did tell Doug that the Planning Commission could hold another public hearing but that the costs would be incurred by you. As you know this application has a lot of public input attached to it and I want to make sure that the property owners are informed. I need for you to request an additional extension to the 60-day rule. Right now, as it stands the first deadline was February 18th, with the additional 60-days that would be April 12th. However, to meet your request for an additional public hearing (April 20) the new deadline would be at a minimum May 12th (council meeting). The alternative would be to see if the council could meet with the Planning Commission on the 20th and take action then. If that is your request then you would be responsible for the cost of the council to attend that meeting. Please let me know how you want to proceed.

7. The applicant did not request a special meeting of the City Council.

The email from Mr. Jeans dated February 17, 2021, states:

Responding to Route 61 mini storage I was hoping we can move to a public hearing in April that would be wonderful any questions email me again thanks again this is Doug with TC Contracting thank you very much.

February 18, 2021, from Jerry Anderson's email:

As per our earlier request we would like to schedule another public hearing with the Planning Commission for April. I will discuss the idea of a joint PC/Council meeting but we are not looking for that at this time.

8. The public hearing was noticed for April 20, 2021, at 7:00p.m.
9. The notice was sent to the effected property owners on March 24, 2021.
10. The Planning Commission held the public hearing on April 20, 2021, and made the recommendation to concur with the recommendation made at their January 19, 2021, meeting to deny the request for rezoning.
11. The Findings for the Planning Commission's decision are:
  - a. The local residents are opposed to the zoning amendment; siting increased traffic, safety, and security concerns.
  - b. The current zoning is appropriate and meets the Comprehensive Plan.
  - c. The lack of additional access to the North to County Road 30 does not make this project practical at this time.

**DECISION**

Applicant's request for a zoning amendment and conditional use permit dated December 17, 2021, is hereby denied for property located at 30360 Forest Boulevard, Outlot B Foxtail Woods.

Adopted this 27th day of April 2021.

ATTEST:

BY:

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Sharon MT Payne, City Clerk

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Mark Utecht, Mayor

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