

### NOTICE OF PUBLIC HEARING

The Sherburne County **PLANNING ADVISORY COMMISSION** will meet at **6:00 P.M. February 19, 2026** at the Sherburne County Government Center, 13880 Business Center Drive, Elk River, Minnesota to hold a public hearing for all unincorporated areas of Sherburne County in which the County has zoning and land use authority, to consider the following application(s) and other planning and zoning related topics.

**Chris Gray (Property Owner Raymond & Dianna Mortenson):** Request Residential Preliminary and Final Simple Plat of "WAGON TRAIL WOODS" consisting of (3) lots. PID # 40-00012-1000. Legal Desc: NE 1-4 Ex N 210 ft (full legal on file). Sec 12, Twp 35, Rge 29. Palmer Township. 159.43 acres in the Agricultural District and within the Unclassified Shoreland District of Unnamed Lake 71-117W.

**Dr. Ashley Anderson Nokk: Requesting to Amend the Sherburne County Zoning Ordinance:** Sec 7, Subd 4, Sec 8, Subd 4, Sec 10, Subd 4 and Sec 16.2, Subd 4 to add Veterinary Clinic as an Interim Use.

**Luke Gildemeister-US Solar (Property Owner Minnesota Municipal Power Agency):** Requesting to Amend the Comprehensive Land-Use Map from Rural Residential to Energy Production-Private Solar Field. PID # 10-00113-1300. Legal Desc: SW ¼ of NE ¼ (full legal on file). Sec 13, Twp 33, Rge 27. Big Lake Township. 38.87 acres in the General Rural District.

**Luke Gildemeister-US Solar (Property Owner Minnesota Municipal Power Agency):** Requesting an Interim Use Permit for Solar Farm. PID # 10-00113-1300. Legal Desc: SW ¼ of NE ¼ (full legal on file). Sec 13, Twp 33, Rge 27. Big Lake Township. 38.87 acres in the General Rural District.

The applications may be viewed at <https://www.co.sherburne.mn.us/394/Planning-Advisory-Board> or by scanning the QR code shown below. Public Hearing items will be available one week prior to the meeting.



The hearing of these requests is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who for any reason has not received a copy, it would be appreciated if you would inform them of this hearing. Recommendations made by the Sherburne County Planning Advisory Board may be subject to further action by the Township of Livonia or the Township of Big Lake, and the Sherburne County Board of Commissioners.

Recommendations that are forwarded to the County Board from this public hearing are anticipated to be heard at a County Board of Commissioners Meeting on March 17, 2026 at 9:00am, in the County Board Room located at the Sherburne County Government Center.

/s/ Lynn Waytashek, Zoning Administrator

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