

City of East Bethel
Planning Commission Agenda
Planning Commission Special Meeting
Date: May 8th, 2023 at 7:30 p.m.



Two or more Council Members and/or the Mayor may be in attendance at this meeting.
If two or more Council Members and the Mayor attend the event, there will be a quorum of Council Members.

This meeting may be monitored live via the following means:
Cable Channel 10, MidcoTV Channel 77, or the City of East Bethel YouTube channel
(www.youtube.com/channel/UC8_7ShcME-XG14pN5JrmBGg/live)

- 1.** Call To Order
- 2.** Adopt Agenda
- 3. Public Hearing:** Zoning Map Amendment – 23620 Baltimore St NE (Pg. 1-6)
- 4.** Adjourn

**City of East Bethel
Planning Commission Special Meeting
Agenda Item Information**



Date: May 9th, 2023

Agenda Item Number: 3.0

Agenda Item: Public Hearing- Zoning Map Amendment – 23620 Baltimore St NE

Requested Action: Hold a public hearing and make a recommendation of approval to City Council for the zoning amendment to the City of East Bethel Official Zoning Map.

Background Information:

On July 9th, 2021 River West Homes Inc. purchased (PIN: 32-34-23-12-0022) 23620 Baltimore St NE from St Andrews Lutheran Church. Although this was originally platted in September of 2001 as Lot 7 of Block 1 of the Birch Meadows 2nd Edition, this parcel was subsequently zoned (P) Public as a result of the previous owner being a church.

The city received a request for the rezoning from River West Homes Inc., who has constructed a single family residence on the parcel. The Birch Meadows subdivision is Zoned Single Family (R-1) therefore the rezoning would be consistent with surrounding properties.

2040 Comprehensive Plan:

The rezoning request aligns with the approved 2040 Comprehensive Plan. The single-family residential (R-1) district is intended and designed to provide for certain low-density residential areas now developed with single-family dwellings and areas where similar residential development is likely to occur. No more than one single-family dwelling is permitted per lot. There are no Comprehensive Plan changes required for this rezoning.

Recommendation:

City Staff requests the Planning Commission hold a public hearing and make a recommendation of approval to the City Council for the zoning amendment to the City of East Bethel Official Zoning Map.

Attachments:

1. Ordinance 2023-XX, An Ordinance Amending the Zoning Map on May 22nd, 2023.
2. Location Map
3. Current Zoning Map
4. Proposed Zoning Map
5. Detail of Zoning Change

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA

ORDINANCE NO. 2023-08

THE CITY COUNCIL OF THE CITY OF EAST BETHEL DOES HEREBY ORDAIN AS FOLLOWS:

CITY CODE APPENDIX – A, ZONING

AMENDED ZONING MAP DATED May 22nd 2023

All other Titles, Chapters and Sections of the City Code shall remain as written and adopted by the City of East Bethel City Council.

Adopted by the City Council of the City of East Bethel on this 22nd day of May, 2023.

CITY OF EAST BETHEL

ATTEST:

Jack Davis, City Clerk

Tim Harrington, Mayor

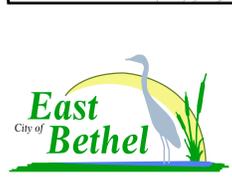
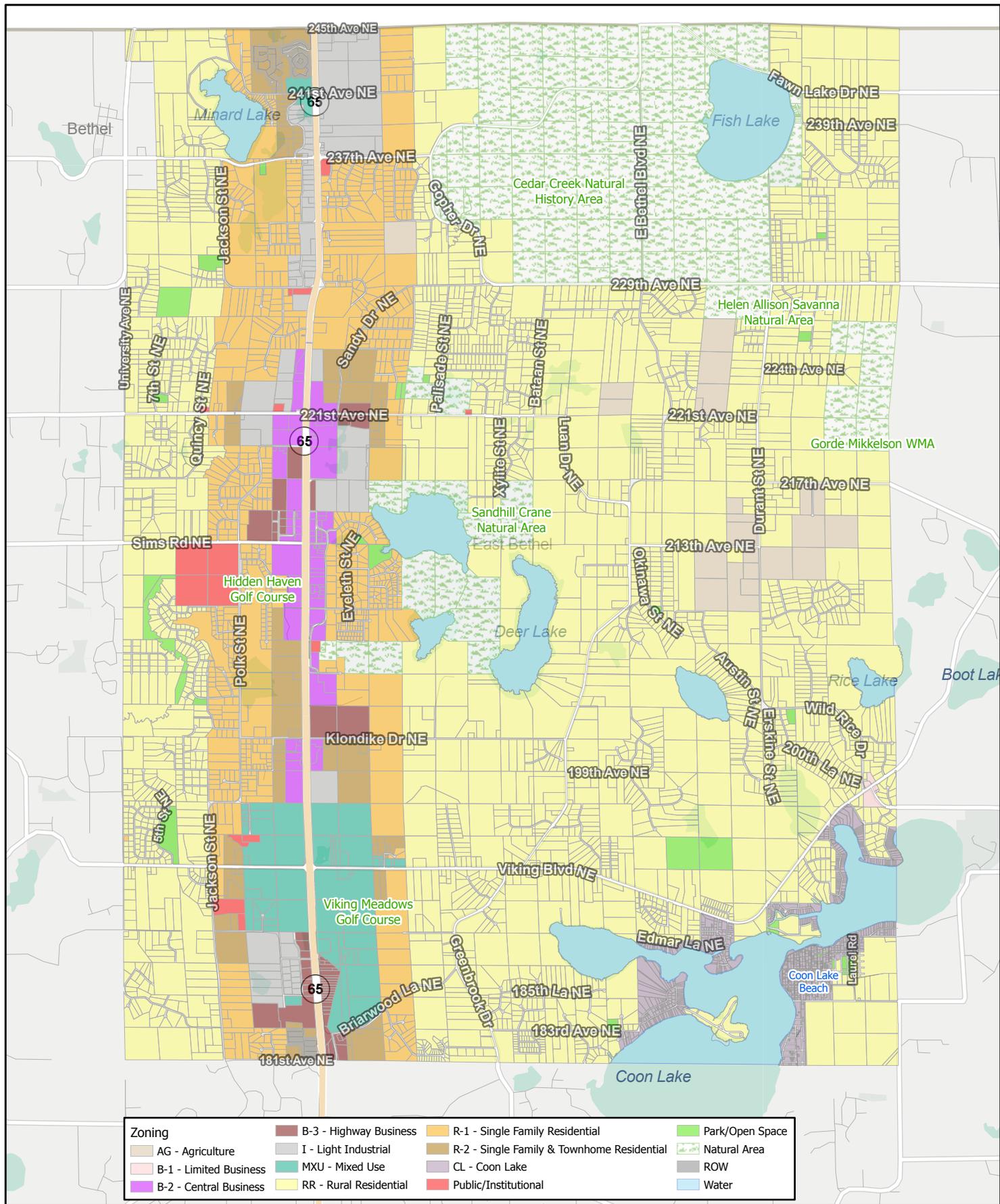
23620 BALTIMORE ST NE - LOCATION MAP



-  Parcels
-  City Mask

1 inch equals 252 feet





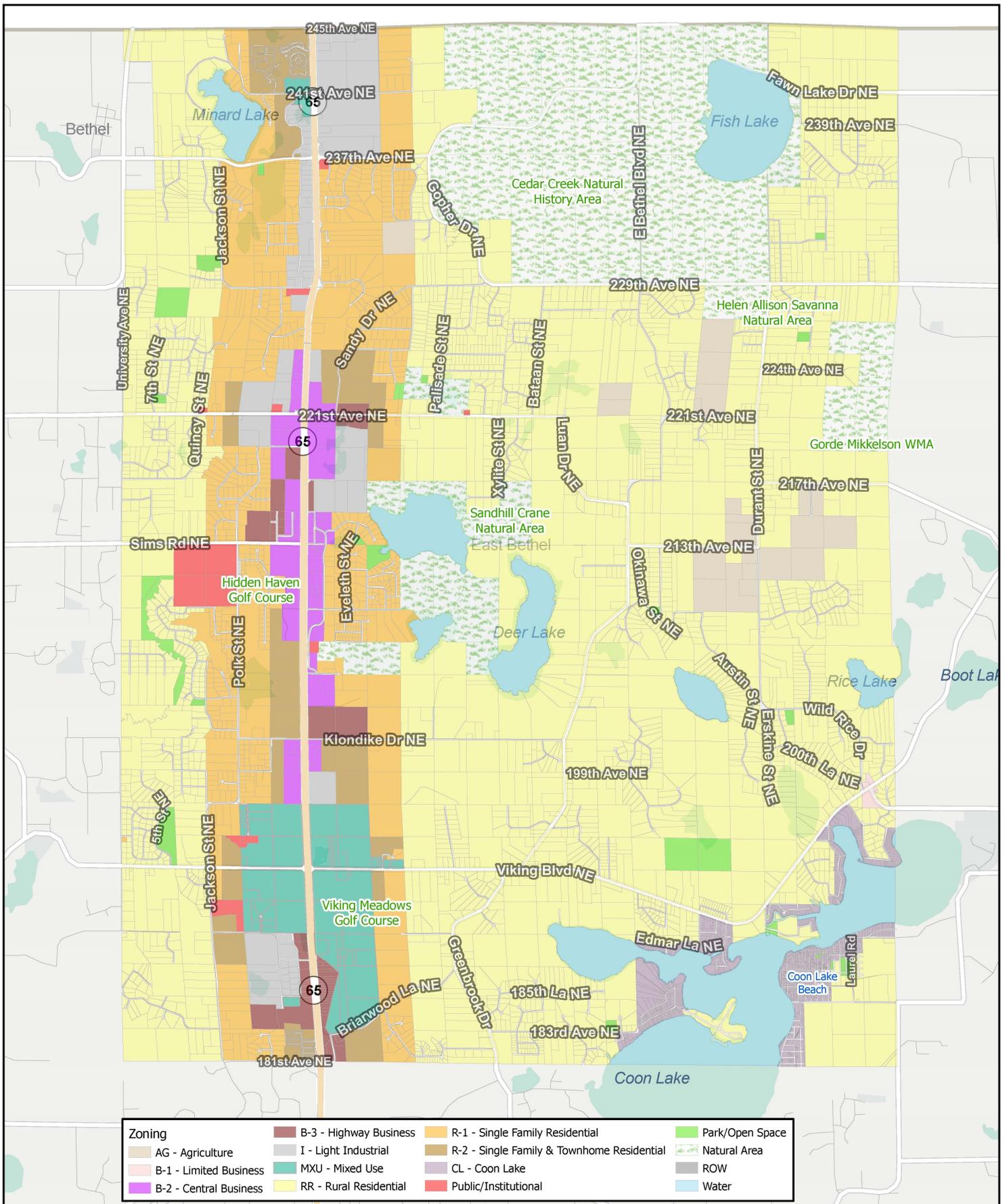
Official Zoning Map

Adopted October 13th, 2021
City of East Bethel, MN

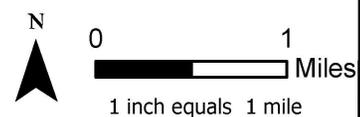


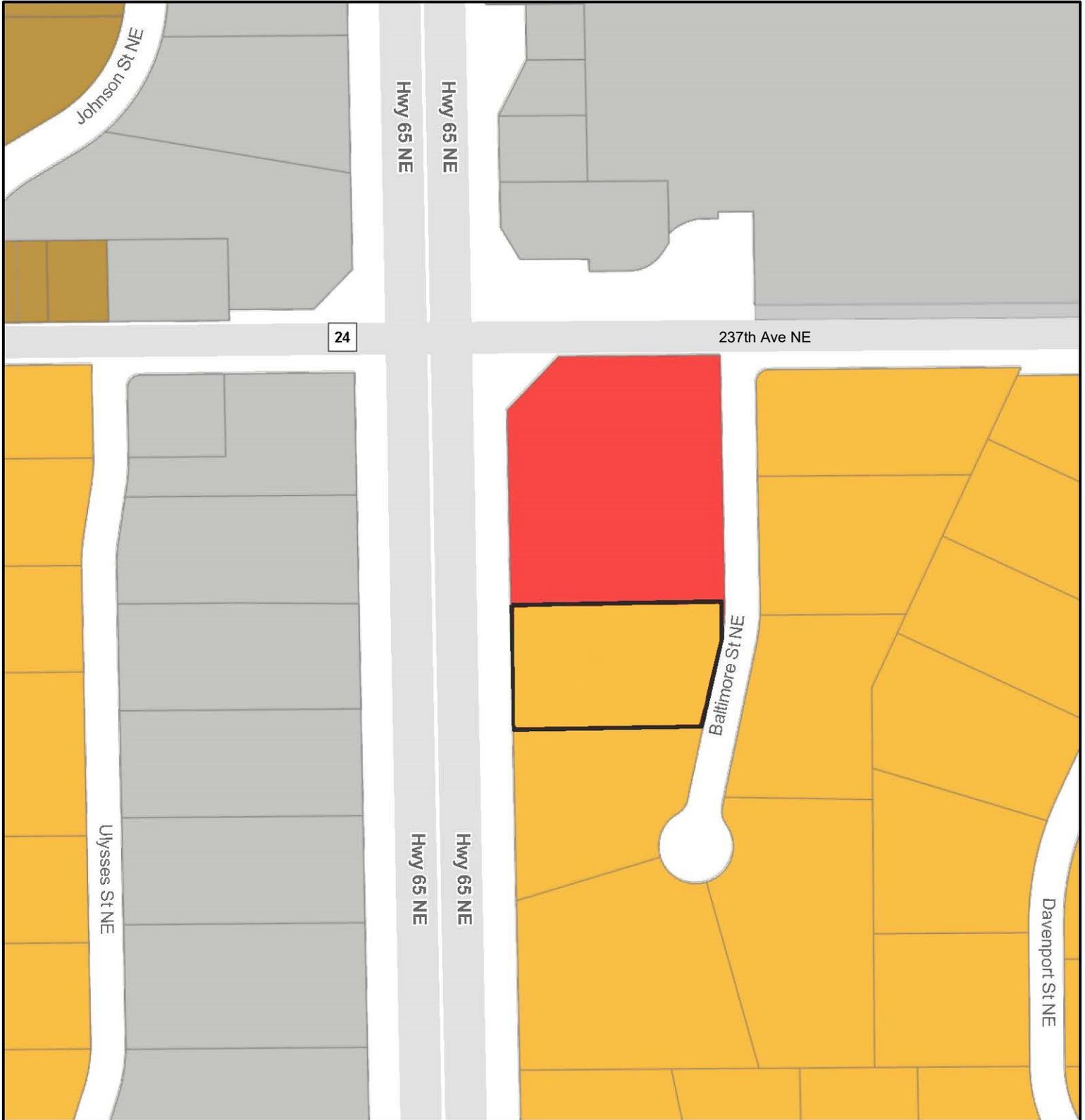
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1 inch equals 1 mile





Official Zoning Map
 Adopted October 13th, 2021
 City of East Bethel, MN





Current Zoning

- | | |
|--|--|
|  AG - Agriculture |  CL - Coon Lake |
|  B-1 - Limited Business |  Public/Institutional |
|  B-2 - Central Business |  Park/Open Space |
|  B-3 - Highway Business |  Natural Area |
|  I - Light Industrial |  ROW |
|  MXU - Mixed Use |  Water |
|  RR - Rural Residential |  Parcels |
|  R-1 - Single Family Residential |  City Mask |
|  R-2 - Single Family & Townhome Residential | |

1 inch equals 252 feet




 April 25, 2023
 Map Powered By DataLink

