

WAKEFIELD TOWNSHIP MINUTES
22295 FROSTVIEW ROAD COLD SPRING MINNESOTA
SPECIAL BOARD MEETING NOVEMBER 28, 2023

Chairman John Willenbring called the Town Board Meeting to order at 7:10 pm. Board Members Present: Supervisors John Willenbring, Shawn Garding, Dave Dold, Clerk Heidi Stalboerger. Others Present: Tom Kraemer, Tim Kraemer, Brad Neugart, Kevin Dierkhising, Mark Stalboerger

The Wakefield Township Board met for a Special Board Meeting for a rezoning request from Tom Kraemer Properties II, LLC, PID: 36.23740.0000, 16697 County Road 158, Cold Spring, MN for approximately 12.5 acres from Ag-40 to R-10. The Wakefield Town Board met following the Wakefield Township Planning Commission. The Planning Commission and the Board reviewed the Stearns County Comprehensive Plan, Agricultural and Living Pillars, focusing heavily on the idea that the Applicant plans to preserve the tillable portion of the parcel. The group reviewed the Future Land Use category, noting that the property is in a transitional area (bordering the City of Cold Spring) as well as the agricultural areas. The Planning Commission reviewed the Future Land Use criteria regarding Ag/Rural Areas: Residential Use and Business Use and Transitional Area. Supervisor Willenbring inquired about transferring a building entitlement to the parcel. The Applicant explained that the building entitlement would need to come for an adjacent property, owned by the same owner for at least three years and the criteria could not be met. The Board reviewed the Planning Commission recommendation for approval of the rezoning request. **A MOTION WAS MADE BY SUPERVISOR DOLD AND SECONDED BY SUPERVISOR GARDING TO RECOMMEND APPROVAL OF THE REZONING REQUEST OF APPROXIMATELY 12.5 ACRES OF AG-40 TO R-10 FOR PID 36.23740.0000 AS PRESENTED. MOTION CARRIED 3-0.** Clerk Stalboerger was directed to forward the Township Recommendation form to Stearns County.

A MOTION WAS MADE BY SUPERVISOR GARDING AND SECONDED BY SUPERVISOR DOLD TO ADJOURN THE MEETING AT 7:26 PM. MOTION CARRIED 3-0.

Respectfully Submitted,

Approved by:

/s/Heidi M. Stalboerger, Clerk

/s/John Willenbring, Chair