

RESOLUTION NO. 2025-25-0825

**A RESOLUTION TO APPROVE A REZONING REQUEST IN THE
CITY OF CROSBY**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CROSBY, MINNESOTA, AS FOLLOWS:

FACTS

WHEREAS, The City has initiated a rezone for the property identified as:

All that part of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), Section Twelve (12), Township Forty-six (46), Range Twenty-nine (29), described as follows: Commencing at the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence East along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 813 feet; thence North a distance of 17 feet to the place of beginning; thence North 108 feet; thence East 160 feet; thence South 108 feet; thence West 160 feet to the place of beginning, Crow Wing County, Minnesota.

WHEREAS, This lot is identified as:

- 22 4th St NW, Crosby (PID: 11121695), Owner Sandra Corrier.

WHEREAS, the property currently has split zoning between R-1 Single-Family and Two-Family and Industrial, and the proposal is to rezone the parcel to R-1 Single-Family and Two-Family Residential;

WHEREAS, notification of the hearing's date, time, and place was published in the municipality's official newspaper at least ten (10) days before the hearing. In addition, persons who own property situated wholly or partly within 350 feet of the affected parcel received similar individual notifications by mail. Reasonable efforts were made to meet the requirements outlined in the notification requirements of the zoning ordinance.

WHEREAS, following a public hearing on the rezoning request on September 18th, 2025, the Planning Commission recommended rezoning approval based on the following findings.

FINDINGS

1. The City of Crosby initiated a rezone process for the subject property following discussion with Administrator Harren, the property owner, and consulting the Future

Land Use map.

2. Subject properties are located at:
 - a. 22 4th St NW, Crosby (PID: 11121695). Owner Sandra Carrier
3. Subject property is currently zoned Industrial (I).
4. The subject property is currently utilized as a single-family Residence and has been for years.
5. The request is to rezone the properties from Industrial (I) to single-family and two-family residential(R-1).
6. The properties are in general conformance with the land use standards for the R-1 Single-family Residential District.
7. The surrounding existing land uses are single-family and two-family (west) and industrial (north and south).
8. The property to the east is the Crosby food shelf, which would constitute a commercial type use.
9. The portion of this property west of 1st Ave NW is currently zoned as R-1 Single-family and two-family residential. This rezone will create zoning district boundaries that align with parcel boundaries and the historic use of the property.
10. The Future Land Use Map contained in the comprehensive plan identifies the subject property as Urban Residential: Development patterns in this area are a medium to high-density residential that enhance and expand the traditional grid style of development. Walkable neighborhoods that connect to other urban areas and recreational areas are facilitated. These areas are served, or will potentially be served, by municipal utilities.
 - a. Rezoning the subject properties is consistent with the comprehensive plan.
11. The Single-Family and Two-Family Residential land use category description states that the intent of this zone is to permit the development of single-family and two-family dwellings in the community, provide reasonable standards for such development, avoid overcrowding, preserve the historic residential character of the existing residential neighborhoods, and prohibit the use of land which would be incompatible with or detrimental to the essential character of the district.
 - a. This rezone aligns with this intent by allowing further development on this property as a permit in place of a conditional use permit.
 - b. This rezone further aligns with this intent by preserving the use as single-family and two-family residential, as it has been used for many years, and by prohibiting uses that would not align with the residential use already existing from being established on this parcel.
12. The rezone will not be detrimental to the uses or property in the immediate vicinity of the subject properties.

CONCLUSION

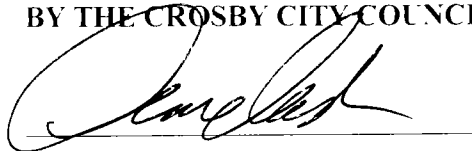
1. The Planning Commission conducted a public hearing on September 18, 2025.
2. The Planning Commission recommended approval of the rezone on September 18th, 2025

NOW THEREFORE. BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CROSBY, MINNESOTA. APPROVES THE REZONING REQUEST.

1. BE IT FINALLY RESOLVED that the City Administrator Clerk is hereby authorized and directed to:
2. Maintain a copy of the full Ordinance at the City Hall.
3. Place the Ordinances in the City's Ordinance Book together with a copy of the affidavit of having published the approved summary language.

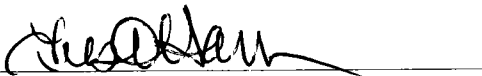
Adopted this 25 day of August, 2025.

BY THE CROSBY CITY COUNCIL



Diane Cash, Mayor

ATTEST:



Trish Harren
City Administrator

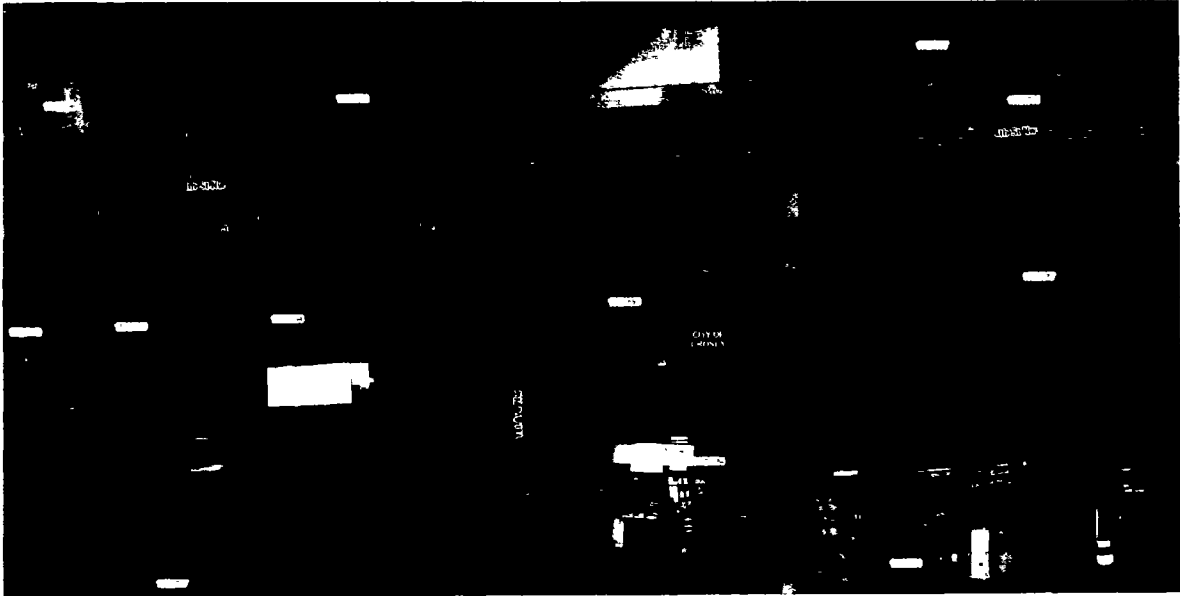
**ORDINANCE AMENDMENT
SUMMARY CITY OF
CROSBY**

On September 25, 2025 the City of Crosby made an amendment to the official zoning map by approving rezone application 25-3, amending section 154.031, "Zoning District Application," Subpt (A), of the City of Crosby Zoning Ordinance. The amendment reclassifies the following property from "Industrial" to "Single and Two Family Residential:" 22 4th St NW (PID: 11121695).

This notice is a summary of the ordinance amendment that were adopted by the City. A full copy the amendment and the City Code are available at City Hall. This amendment goes into effect upon publication.

City of Crosby
Trish Harren, City Administrator

CITY OF CROSBY
Mitch Hinnenkamp
Contracted Community Development
Administrator
(218) 541-5512
Mitch.hinnenkamp@sourcewell-mn.gov



Property Descriptions:

All that part of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), Section Twelve (12), Township Forty-six (46), Range Twenty-nine (29), described as follows: Commencing at the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence East along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 813 feet; thence North a distance of 17 feet to the place of beginning; thence North 108 feet; thence East 160 feet; thence South 108 feet; thence West 160 feet to the place of beginning, Crow Wing County, Minnesota.