

**REGULAR MEETING OF THE
PLANNING COMMISSION
CITY OF ST. AUGUSTA
MAY 26, 2026**

6:00 PM

CALL TO ORDER

APPROVAL OF AGENDA

APPROVAL OF MINUTES FROM APRIL 27, 2026

PUBLIC HEARING: REZONE APPLICATION FOR CHRIS & JOLENE SIS

ADJOURNMENT

PUBLIC HEARING PROCESS:

- OPEN PUBLIC HEARING
 - STAFF PLANNER PRESENTATION OF APPLICATION & RECOMMENDATION
 - COMMENTS FROM THE PUBLIC AND/OR APPLICANT
 - CLOSE PUBLIC HEARING
 - PLANNING COMMISSION DISCUSSION/ACTION
-

Planning Commission Chair:

Ron Kraemer

Planning Commission Members:

**Brent Ahmann
Rick Christen
Lee Meier
Paul Shea**

**City Council may be in attendance at this meeting. No action will be taken on any of the agenda items at tonight's meeting.*

CITY OF ST AUGUSTA
MINUTES OF THE PLANNING COMMISSION

APRIL 27, 2026 @6:00 pm

CALL TO ORDER: The meeting was called to order at 6:00 PM by Kraemer with the pledge of allegiance.

AGENDA: Approval of agenda, 1st by Christen, seconded by Shea. All ayes.

PRESENT: Planning Commission Members Kraemer, Meier, Shea, Ahmann, & Christen.
Administrator Nash, Accounting Tech Claussen, Planner Edwards. Mayor Schmitz, Councilman Hommerding

DRAFT AMENDMENTS TO ZONING CODE:

Claussen noted only change to previous version was to rescind ordinance 2006-02, with street parking to be added to section 17.03 A & B. B added recreational vehicles, with a 48-hour limit to street parking.

Christen made a motion to approve recommendation of zoning amendments to the council, Shea seconded. All ayes.

COM/MISC: N/A

Kraemer asked about truck traffic on 228th and about jake-braking. Claussen said the council discussed this, and no truck signs will be put on 228th and a call will be made to John Fritz at Honer pit about jake-braking.

ADJOURNMENT: A motion to adjourn was made by Christen and seconded by Shea at 6:09 pm.

TO: Planning & Zoning Commission

FROM: Dylan Edwards & Robin Kaufman, Planning Consultants

SUBJECT: Rezoning Application, 21951 43rd Ave, Parcels #81431550512/81.43155.0529

DATE: May 19, 2026

Background

The applicant, Christopher and Jolene Sis, owners of 21951 43rd Ave, St. Augusta, MN, submitted an application to rezone the recently subdivided 118 acre parcel, PID #81.43155.0529, for a proposed rural residential subdivision on private wells and septic systems. The site is currently zoned AG-1 (Agricultural), it is not in the Shoreland Overlay or the Transition Overlay Districts.



The initial concept includes 27 lots, of which 26 would meet the dimensional requirements for the Rural Residential Zoning District. However, the developer is working to refine the layout to ensure that it meets the dimensional standards and other zoning and subdivision requirements.

The proposed development parcel, PID #81.43155.0529, has been split from the existing home at 21951 43rd Ave. The existing home, which will remain, is on a 10 acre parcel with a driveway through PID #81.43155.0529. A future subdivision would require a new driveway through the new neighborhood.

The proposed development surrounds an existing feedlot at 4478 CR 141. Any future subdivision must take into consideration setback requirements for homes and wells.

Request

The applicants, Christopher and Jolene Sis, request that the city rezone this to an R-R (Rural Residential) Zoning District to align with the planned subdivision of the parcel.

Analysis

The requirements for rezoning are as follows.

Considerations	Review Findings
1. The proposed action has been considered in relation to the specific policies and provisions of and is consistent with the official City Comprehensive Plan.	This parcel is not in an area planned for future public water and sewer service and is outside of the Transitional Overlay District. It is consistent with the City's Comprehensive Plan.
2. The proposed use is or will be compatible with the area's present and future land uses.	This site abuts another Rural Residential development to the west.
3. The proposed use conforms with all performance standards contained herein.	The dimensional standards for R-R are: a. <i>Minimum Area = 1 acre</i> b. <i>Maximum Area = 10 acres</i> c. <i>Width = 150 feet</i> d. <i>Depth = 100 feet</i> The 188 acre site exceeds the maximum size, but it is anticipated that the future subdivision will comply with these standards.
4. The proposed use will not depreciate the area in which it is proposed.	The site includes wetlands, forested areas and sloped fields. The developer will be required to delineate the wetlands and design a layout that minimizes impacts on environmental features.
5. The proposed use can accommodate existing public services and will not overburden the City's service capacity.	The proposed development will be on private wells and septic systems.
6. The proposed use conforms with the City's water connection and assessment policies or is contiguous to the existing development of a similar zoning.	This site abuts another Rural Residential development to the west and is not served by city sewer or water services.

Recommendations

Based on the above analysis, city staff recommend that rezoning from AG-1 to R-R be approved with the following conditions:

1. Prior to sale of PID #81.43155.0529, the existing owners shall plat a transportation easement for the existing driveway, to retain access to 43rd Ave.
2. The existing home site, PID#81.43155.0512 shall also be rezoned from AG-1 to R-R to reflect the lot size as well as avoid potential future land use conflicts with the new rural residential subdivision.
3. The proposed plat includes lots that meet the standards for R-R District.

4. The proposed plat minimizes impacts on wetlands, forests, and other environmental features.
5. The proposed plat meets the requirements for residential development abutting an existing feedlot.

Attachments:

- Application

APPLICATION FOR LAND DEVELOPMENT ACTIVITY



- | | |
|--|--|
| ☐ Preliminary Plat | ☐ Final Plat |
| ☒ Zoning Amendment (map or Text) | ☐ CUP/IUP |
| ☐ Variance/Appeal | ☐ Easement Vacation |
| ☐ Administrative Subdivision | ☐ Other |

Applicant's Name [REDACTED] Phone [REDACTED]
Mailing Address [REDACTED] e-mail address [REDACTED]
Property Owner's Name (if different) [REDACTED]
Property Owner's Mailing Address (if different) [REDACTED]

Provide also contact information of Architects, Engineers, Contractors and/or other development professionals on separate page(s) along with a notation of their pertinent licenses

Description of Property: Parcel ID # (PIN) 81.43155.0512 & 81.43155.0529 Current Zoning A-1 Proposed Zoning R-R
Name of Development: To be determined
Street Address: 21951 43rd Ave, St. Augusta, MN 56320
Total Acreage: 128.56 +/- Acreage To Be Developed: 128.56 +/-
Type of Water Supply: Well Sewage Disposal: Individual SSTs

Proposed Activity including number/size of lots and/or buildings, type of use, public Improvements proposed or need/hardship for Variance. (Attached additional pages if needed)

Create 25-30 new rural residential lots with new roadways. See attached Concept Sketch.

Describe Any Development Constraints such as wetlands, shoreland, floodplain, existing structures/uses, etc. (Attached ADDITION pages if needed)

Wetlands & an adjacent feedlot will affect the location of the future building sites.

Application fee(s) due at the time of application; fee schedule is available on the city's website or by calling city hall. In addition to the application fee, any consultation fees charged for the review of this permit (Engineering, Legal or similar outside professionals) shall be the responsibility of the applicant and will be forwarded by the City to the applicant for payment. The City reserves the right to hold any and all final approvals or authorizations for proceeding on activities related to this application until such payments are made in full to the City of St. Augusta.

Signatures:

Cheryl L. Jensen
Jolene Sio
Property Owner

Date

Sam J. DeLo
Applicant

4/07/2026

Date

LEGAL DESCRIPTION

The Northeast Quarter (NE1/4) of Section 28, Township 123, Range 28, Stearns County, Minnesota, excepting therefrom the South 933.5 feet of the East 933.5 feet of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of said Section 28; and also excepting therefrom the West 581.75 feet of the East 1515.25 feet of the South Half of the Northeast Quarter (S1/2 NE1/4) of said Section 28; and also excepting therefrom that part of the North Half of the Northeast Quarter (N1/2 NE1/4) of said Section 28, lying northerly and easterly of a line described as beginning at a point on the east line of said N1/2 NE1/4 distant 200.00 feet south of the northeast corner thereof; thence West, parallel with the north line of said N1/2 NE1/4, for 476.86 feet; thence southwesterly deflecting 18° 13' 23" to the left for 922.18 feet; thence northeasterly deflecting 90° 04' 20" to the right for 513.89 feet to the north line of said N1/2 NE1/4 and there terminating.

TOGETHER WITH that part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4), Section 28, Township 123, Range 28, Stearns County, Minnesota, lying easterly of KOSHIOL BROTHERS ADDITION, a recorded plat thereof, and as corrected by the Certificate of Correction recorded on March 28, 1989 as Doc. No. 654341 in Plat Cabinet C, No. 184, excepting therefrom that part described as follows: Commencing at the southwest corner of said SE1/4 NW1/4; thence easterly along the south line of said SE1/4 NW1/4 for 744.94 feet to the southeast corner of said KOSHIOL BROTHERS ADDITION, said point being the point of beginning; thence continue easterly along the last described south line 340.74 feet; thence northerly, deflecting to the left 90 degrees 00 minutes 00 seconds 589.72 feet; thence westerly, deflecting to the left 90 degrees 00 minutes 00 seconds 444.05 feet, to the easterly line of said KOSHIOL BROTHERS ADDITION, as corrected by the Certificate of Correction recorded on March 28, 1989 as Doc. No. 654341 in Plat Cabinet C, No. 184; thence southerly along the last described easterly line of KOSHIOL BROTHERS ADDITION, 618.39 feet, more or less, to the point of beginning.

Containing 128.9 acres, more or less.

