

ORDINANCE 37

FIRST AMENDED
COMPREHENSIVE/CRITICAL AREA PLAN
FOR
GREY CLOUD TOWNSHIP

(ACTUAL ORDINANCE IS UNAVAILABLE)

RESOLUTION TO ADOPT

WHEREAS, on January 21, 1981, Grey Cloud Township adopted its Comprehensive/Critical Area Plan; and

WHEREAS, said plan provided for a minimum lot size of 10 acres for residential purposes; and

WHEREAS, said plan provided for a large regional park or park reserve, which is inconsistent with the best interests of the town and its residents; and

WHEREAS, the Township has been sued by the J. L. Shiely Company and 21 of the Township residents, challenging the 10 acre minimum lot size; and other unreasonable provisions of the plan; and

WHEREAS, many of the property owners in the Township felt that the Comprehensive/Critical Area Plan was unreasonably restrictive, and the owners of the property on Lower Grey Cloud Island, which represented 40% of the Township area, being unable to obtain any relief, petitioned for, and had their property annexed to an adjoining political subdivision and out of the jurisdiction of Grey Cloud Township, which action was completed in 1981; and

WHEREAS, on September 8, 1982, the Township did reduce the minimum lot size for residential purposes to 3 acres, however the Comprehensive/Critical Area Plan was not accordingly amended; and

WHEREAS, the J. L. Shiely Company has consistently expressed a desire to rezone parts of their property to expand their mining operation, and has submitted an application for rezoning to the Township; and

WHEREAS, over the last 3 years a Reclamation Committee consisting of the Town Board of Supervisors, the Town Planning Commission and representatives of the J. L. Shiely Company have held numerous open meetings in an effort to resolve

differences and to establish a plan which will allow a reasonable amount of mining, but still leave the property in a form that will be useable for other purposes and will be esthetically pleasing when the mining is completed, and a number of residents participated in said open meetings; and

WHEREAS, there is insufficient land remaining in the Township for a regional park or park reserve, the land is virtually all owner used and occupied, and the property remaining in the Township is needed on the Township tax rolls, all of which is inconsistent with a regional park or park reserve; and

WHEREAS, it is in the best interests of the Township and its residents to amend the Township Comprehensive/Critical Area Plan to reflect the proper size of the Township, a more reasonable minimum lot size for residential purposes, and a more realistic statement of future land use within the Township.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Grey Cloud Town Board does desire to adopt the attached First Amended Comprehensive/Critical Area Plan.
2. That the Town Clerk shall forward a copy of the attached First Amended Comprehensive/Critical Area Plan to the Metropolitan Council and to the Environmental Quality Board for their review and approval.
3. That upon approval by the Metropolitan Council and the Environmental Quality Board, the Town Board shall formally adopt said First Amended Comprehensive/Critical Area Plan.

Approved this 20th day of February 1985, by the Town Board of the Township of Grey Cloud.

Attest:
Loretta Stone
Town Clerk

Barbara L. Fenster
Town Board Chairman
Joe M. Daddario
Town Board Supervisor
Ruth E. Lacina
Town Board Supervisor