

TOWN OF ATHENS
ISANTI COUNTY

ORDINANCE NO. 2022 -05

AMENDMENT TO THE LAND USE MAP CONTAINED IN THE TOWNSHIP'S COMPREHENSIVE
PLAN AND THE ZONING MAP CONTAINED IN THE TOWN CODE AND CREATION OF THE
HIGHWAY 65 COMMERCIAL CORRIDOR DISTRICT

The Town Board of Athens ordains:

That the Land Use Map in the Township's comprehensive plan and the Zoning Map contained in the Township's Comprehensive Plan is hereby amended so that the property described below shall be rezoned from "A/R" Agricultural Residential District and (B) business District to be incorporated into the Highway 65 Commercial Corridor district.

The Town Board hereby adopts the following Findings of Fact:

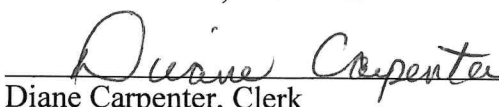
1. The proposed use presented in the Highway 65 Commercial Corridor District is consistent with the various goals, objectives and policies contained in the Township's Comprehensive Plan and the Business Zoning District: and
2. The proposed zoning change contributes to the orderly development and land use patterns in the area: and,
3. The public use and interest will be served by permitting the proposed zoning: and,
4. The proposed zoning change conform to the general purposes of any applicable policies or plans that have been adopted by the Town Board?

The property being rezoned from "A/R" Agricultural Residential District and "B" Business District to be included in the Highway 65 Commercial Corridor District is described as:
Starting at the north border of Athens (277th Ave) south to the southern border of Athens (245th Ave) and extending east and west of Highway 65 a distance of 1320 feet. Then an extension west on County Road 56 a distance of approximately 3900 feet and a distance north and south of the county road 56 centerline approximately 1320 feet. (see attached maps of corridor) Final legal descriptions to be completed upon completion of new district ordinances.

Effective Date. This amended Ordinance shall become effective and enforceable on the day following publication.

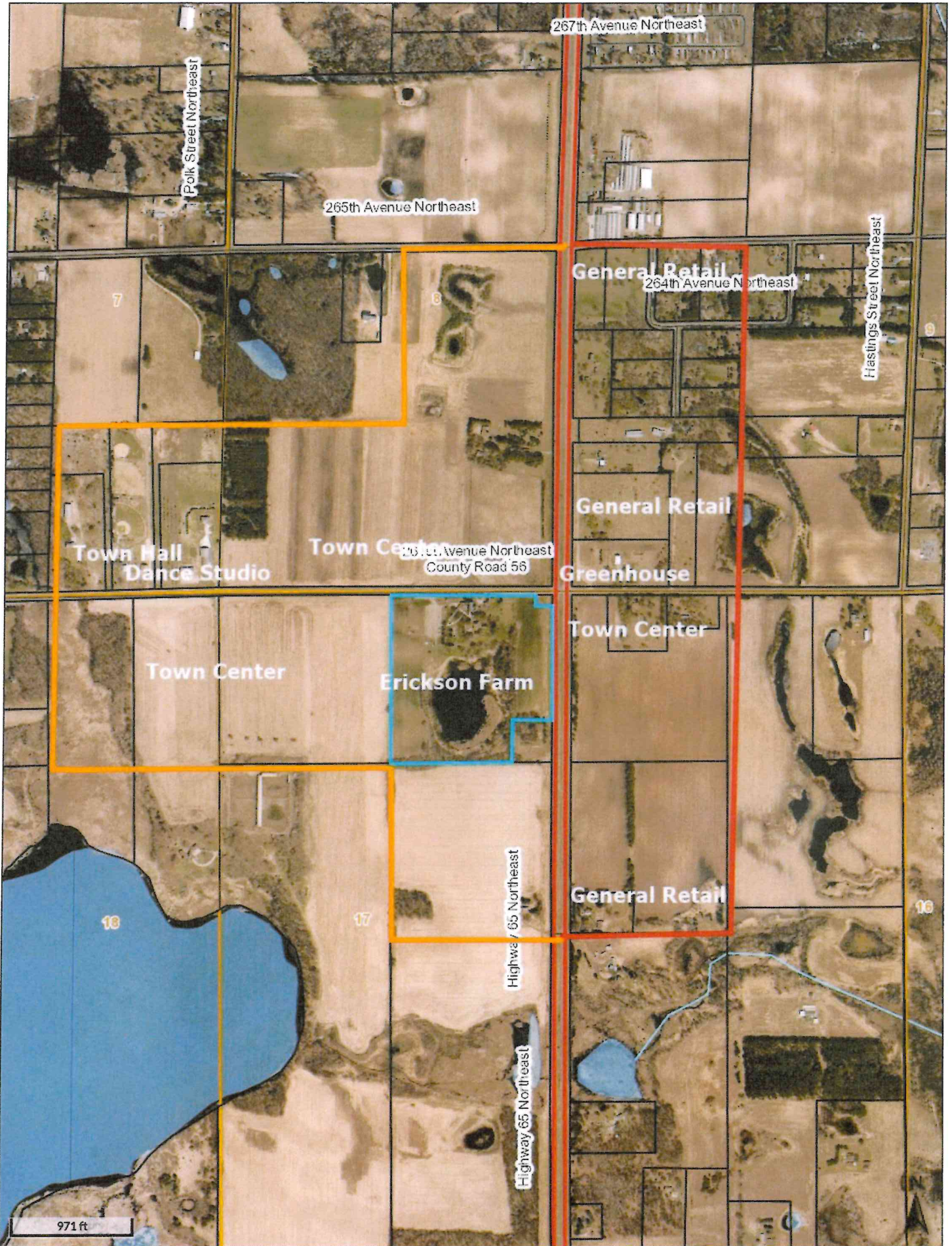
Adopted this 7th day of November 2022.


Dave Henderson, Chairman


Diane Carpenter, Clerk

	Aye	Nay	Abstain	Absent
Henderson	✓			
Beckstrom	✓			
Peterson		✓		
Olson	✓			
Christianson	✓			





267th Avenue Northeast

Polk Street Northeast

265th Avenue Northeast

General Retail

264th Avenue Northeast

Hastings Street Northeast

Town Hall
Dance Studio

Town Center
263rd Avenue Northeast
County Road 56

General Retail

Greenhouse

Town Center

Erickson Farm

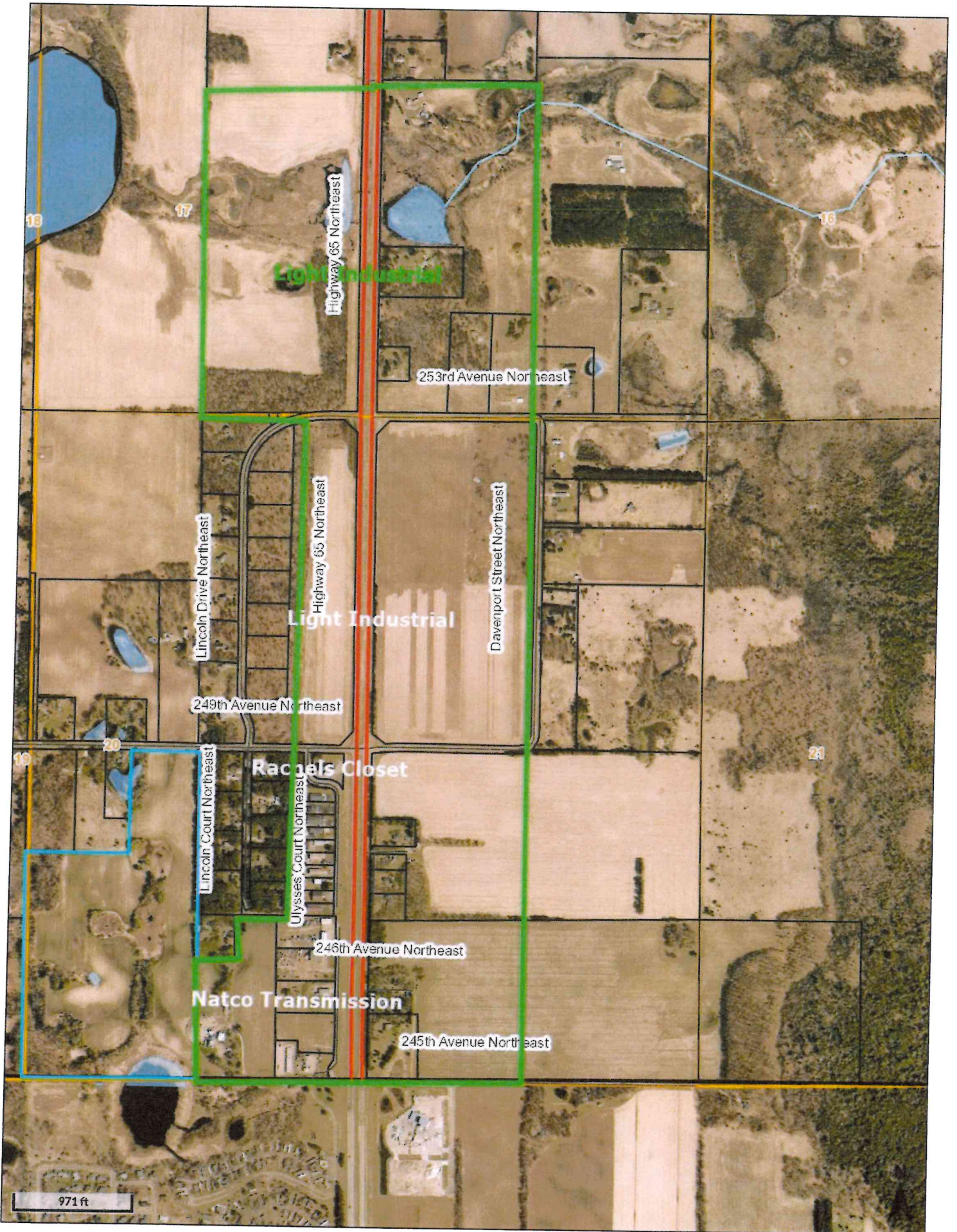
Town Center

General Retail

Highway 65 Northeast

Highway 65 Northeast

971 ft



Light Industrial

Light Industrial

Racials Closet

Natco Transmission

Highway 65 Northeast

253rd Avenue Northeast

Lincoln Drive Northeast

Highway 65 Northeast

Davenport Street Northeast

249th Avenue Northeast

Lincoln Court Northeast

Ulysses Court Northeast

246th Avenue Northeast

245th Avenue Northeast

971 ft