



Redwood County

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Application for Conditional Use Permit

BY

Permit #: 15-16 Date: 9-24-16

Location of Proposed Use:

Address: 11461 St. Hwy 68 City: Milroy State: MN Zip: 56263
House # Street Name

Parcel #: 74-009-2000 Township: Westhine Section: 9 Twp #: T-111-N Range: R-39-W

Legal Description:

1/4 BEG 1,680'S OF NW COR Sec, TH S 582' EAST 500' N 582.67' W 528'
TO POB, 6.87 A M/L

Information about the Site:

Zoning District: Agricultural

General description of the building or request:

I am running a small repair shop for small engines, boats, ATVs, seed tenders, spray equipment, fire department. generator equipment, construction, equipment, lawn mowers, chain saws, ect. I have a small 20' x 40' open to the public all ground level, no steps, inclines or ramps, with a 36" entry door. I feel it's unnecessary for it to be inspected for handicapped accessibility. my brother is in a wheel chair and set-up for his access. I fix, service, ag. equipment all the time and it is directly related to agriculture. what farmer does not have equipment in this field.

Type of occupancy:

None Single Farm House Dwelling

Building Size: (Please enter dimensions in feet)

Width: 60' Length: 50' Diameter: _____

Sidewall Height: 14' Total Height: 20'

Setbacks: (Please enter in feet)

Side Yard Setback: 190 Direction: NORTH

Side Yard Setback: 280 Direction: SOUTH

Rear Yard Setback: 10 Direction: EAST

Road Type: STATE Setback from the Center of the Road: 300'

Right-of-Way Footage: 100 ft

General Contractor:

Name: SELF City: Milroy State: MN

Sewer System Contractor:

Name: NA City: _____ State: MN

Type of Sewer System:
NA

Drainage Plan:

NATURAL SURFACE WATER DRAINAGE

Water Usage (estimated gallons per day): ONE GALLON

Soil Type 1: /

Soil Type 2: /

Estimated Date of Completion: Complete

Other Information:

Applicant Information:

First Name: Jess Last Name: Stolf

Business: J&S Small Engine

Address: 11461 St Hwy 68 City: Milroy State: MN Zip: 56263

Home Phone: 507 336-2345 Cell Phone: 507 828-0775

Land Owner Information:

First Name: Jess Last Name: Stolf

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature Jess Stolf Date: 9-24-14

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

CUP Permit Fee: \$700 Receipt #: 951985 Date Approved: _____

Commission Action:

County Board Action

Approved: _____ Date: _____ Approved: _____ Date: _____
Disapproved: _____ Date: _____ Disapproved: _____ Date: _____

CHRISTENSEN
FAMILY
TRUST

9 Westline

STOLP/JESS
& RACHEL

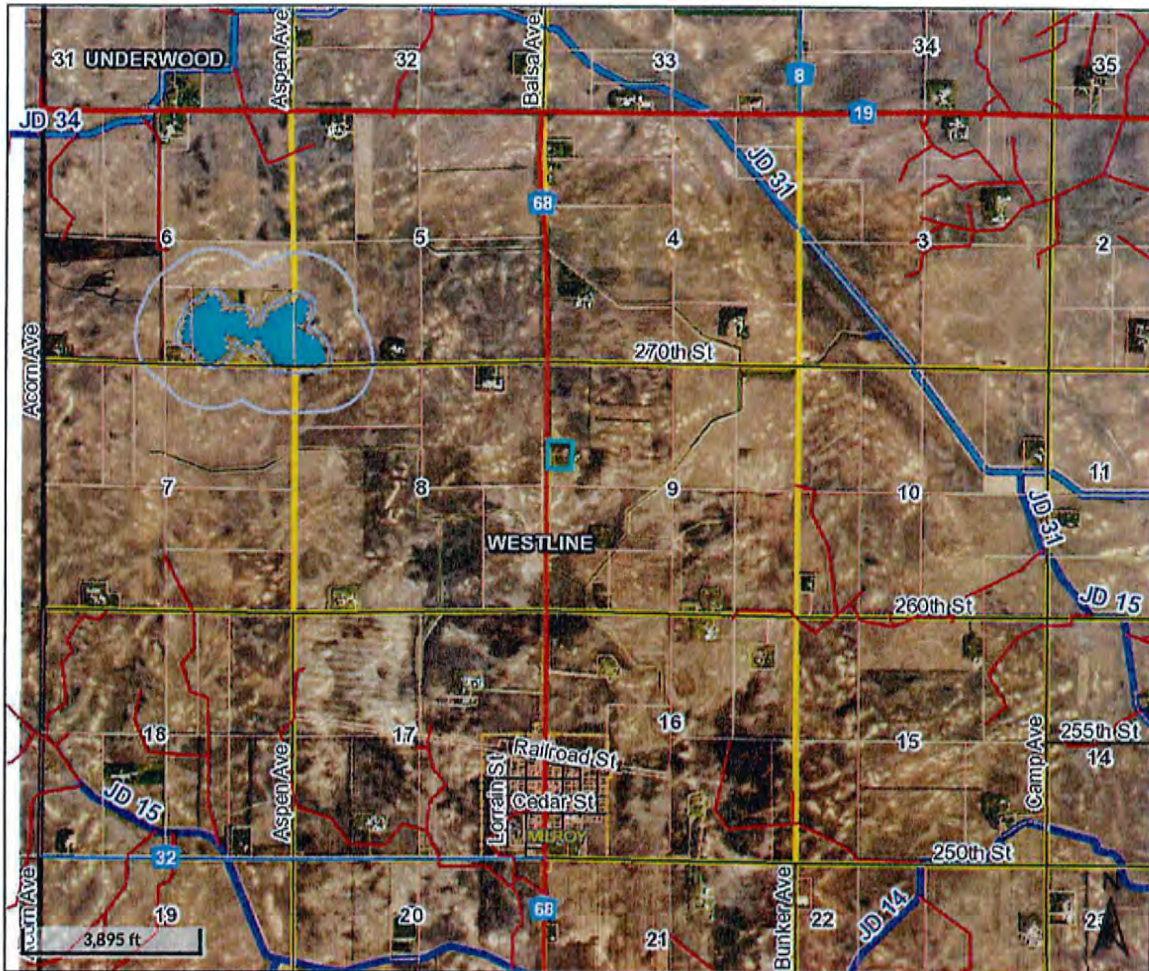
Drive Way

Business
Business

Storage

Water PLOU

Site Plan Provided by Applicant



Overview



Legend

- Municipal Boundaries
- Sections
- Townships
- County Open Ditch
- County Tile
- Lakes
- Rivers
- Lakes, Reservoirs, and Wetlands
- Address points
- Parcels
- Major Roads**
- <all other values>
- 1
- 2
- Minor Roads
- Shoreland**
- <all other values>
- 150 ft
- 300 ft
- 300 ft L W
- 1000 ft
- Flood Plain

Parcel ID	74-009-2020	Alternate ID	n/a	Owner Address	STOLP/JESS & RACHEL
Sec/Twp/Rng	9-111-39	Class	RESIDENTIAL\ SINGLE UNIT		11461 ST HWY 68
Property Address	11461 ST HWY 68 MIL	Acreage	n/a		MILROY MN 56263
	56263				
District	n/a				
Brief Tax Description	TR BEG 1,680' S OF NW COR SEC, TH S 582', E 500', N 582.67', W 528' TO POB, 6.87A M/L				
	(Note: Not to be used on legal documents)				

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Site Plan Prepared by Staff

Conditions for Conditional Use Permit No. 15-16 (Jess Stolp – Small Engine Repair Business)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Zoning Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. All waste, refuse, and the like generated by or from the conditional use shall be disposed of in the manner provided by the applicable local, state, and federal statutes, rules, and regulations. A copy of all disposal records and receipts must be kept on file for no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.
4. The permit holder shall maintain a garbage dumpster and other appropriate waste storage receptacles from an approved waste hauler for the temporary storage of general waste and refuse. The dumpster and other appropriate waste storage receptacles must be located on site and no burning of any material shall be allowed in the dumpster or other waste storage receptacles. The approved waste hauler shall remove the waste and refuse from the garbage dumpster and other appropriate waste storage receptacles, and thereafter, dispose of the waste and refuse in a proper manner and in accord with all applicable laws, rules, and regulations. A copy of all disposal records and receipts must be kept on file for no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.
5. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
6. The permit holder shall abide by and ensure compliance with all local, state, and federal Handicapped Accessibility Code requirements. In connection therewith, the permit holder is required to have the property inspected and approved by a licensed building inspector.
7. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
8. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder now and in the future.

9. Adequate measures shall be taken to provide sufficient off-street parking and loading space to serve the proposed conditional use. Parking shall comply with and is subject to all relevant local, state, and federal laws, rules, and regulations.
10. Adequate measures shall be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of the foregoing will constitute a nuisance now or in the future and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result now or in the future.
11. All materials and equipment on the premises in connection with the conditional use shall be stored within a building or fully screened so as not to be visible from the adjoining properties, except for the following: construction on the premises, agricultural equipment and materials if these are used or intended for use on the premises, and off-street parking except as otherwise regulated by Redwood County Ordinance. The conditional use shall take place solely on the parcel owned by the permit holder, as surveyed.
12. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions, the Redwood County Ordinances, State statutes, or Federal laws.

REDWOOD COUNTY ENVIRONMENTAL OFFICE

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023



*Planning & Zoning ● Parks & Trails ● GIS
Aquatic Invasive Species ● Septic Inspector
Drainage Inspector ● Agricultural Inspector*

REDWOOD COUNTY PLANNING COMMISSION

**Jess Stolp
Conditional Use Permit Application #15-16
October 31st, 2016**

FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

- 1) Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the immediate vicinity?

Yes _____ No _____

Why?: _____

- 2) Will the establishment of the conditional use impede on the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area?

Yes _____ No _____

Why?: _____

3) Are there, or will there be provided, adequate utilities, access roads, drainage, and other necessary facilities?

Yes _____ No _____

Why?: _____

4) Have adequate measures been taken, or will adequate measures be taken, to provide sufficient off-street parking and loading space to serve the proposed use of the property?

Yes _____ No _____

Why?: _____

5) Have adequate measures been taken, or will adequate measures be taken, to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result?

Yes _____ No _____

Why?: _____

6) Will the proposed use have an impact (adverse) on the health, safety, and general welfare of the residents in the surrounding neighborhood?

Yes _____ No _____

Why?: _____

NAME: _____

DATE: _____