



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 5-17 Date: 3-20-17

Location of Proposed Use:

Address: 11774 205th City: Tracy State: MN Zip: 56175
House # Street Name
Parcel #: 53-008-4020 Township: Giles Section: 8 Twp #: 110N Range: 39

Legal Description:

Beginning on the north line of the SE quarter of said section 8 at a distance of 946.09 ft on an assumed bearing of N 90° W from the NE corner of the SE quarter of said section 8; thence N 90° W along the N line of the SE quarter of said section 8 to 642.89 ft; thence S 2° W for 584 ft; thence S for 642.89 ft; thence S 2° West for 584 ft; thence S 88° 37' 02" E for 673.94 ft; thence N 1° W for 600 ft to the point of beginning, containing 8.94 acres more or less

Information about the Site:

Zoning District: AGRICULTURE

General description of the building or request:

Request to start Jenniges Collision, Auto Body Repair Shop, at our current residence. This business would be ran out of current building structure described below + circled on the map. No general contractors or sewer contractors are needed at this time

Type of occupancy:

Residential - Commercial Auto body Shop

Building Size: (Please enter dimensions in feet)

Width: 48 Length: 48 Diameter: _____
Sidewall Height: 16 Total Height: 24

Setbacks: (Please enter in feet)

Side Yard Setback: 400 Direction: WEST
Side Yard Setback: 175 Direction: EAST
Rear Yard Setback: 240 Direction: SOUTH

Road Type: TOWNSHIP Setback from the Center of the Road: 280

Right-of-Way Footage: 33 ft

General Contractor:

Name: _____ City: _____ State: MN

Sewer System Contractor:

Name: TBD

City:

State: MN

Type of Sewer System:

Drainage Plan:

Natural Surface water discharge

Water Usage (estimated gallons per day): Minimal

Soil Type 1: Amiret loam 2 to 6 % slopes

Soil Type 2:

Estimated Date of Completion: In use

Other Information:

Applicant Information:

First Name: Jamie

Last Name: Jenniges

Business: Jenniges Collision

Address: 1177H 205th St

City: Tracy

State: MN

Zip:

Home Phone: -

Cell Phone: 507-828-0401

Land Owner Information:

First Name: Kim + Jamie

Last Name: Jenniges

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

Date: 3-20-17

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

CUP Permit Fee: \$700

Receipt #: 381869

Date Approved:

Commission Action:

County Board Action

Approved:

Date:

Approved:

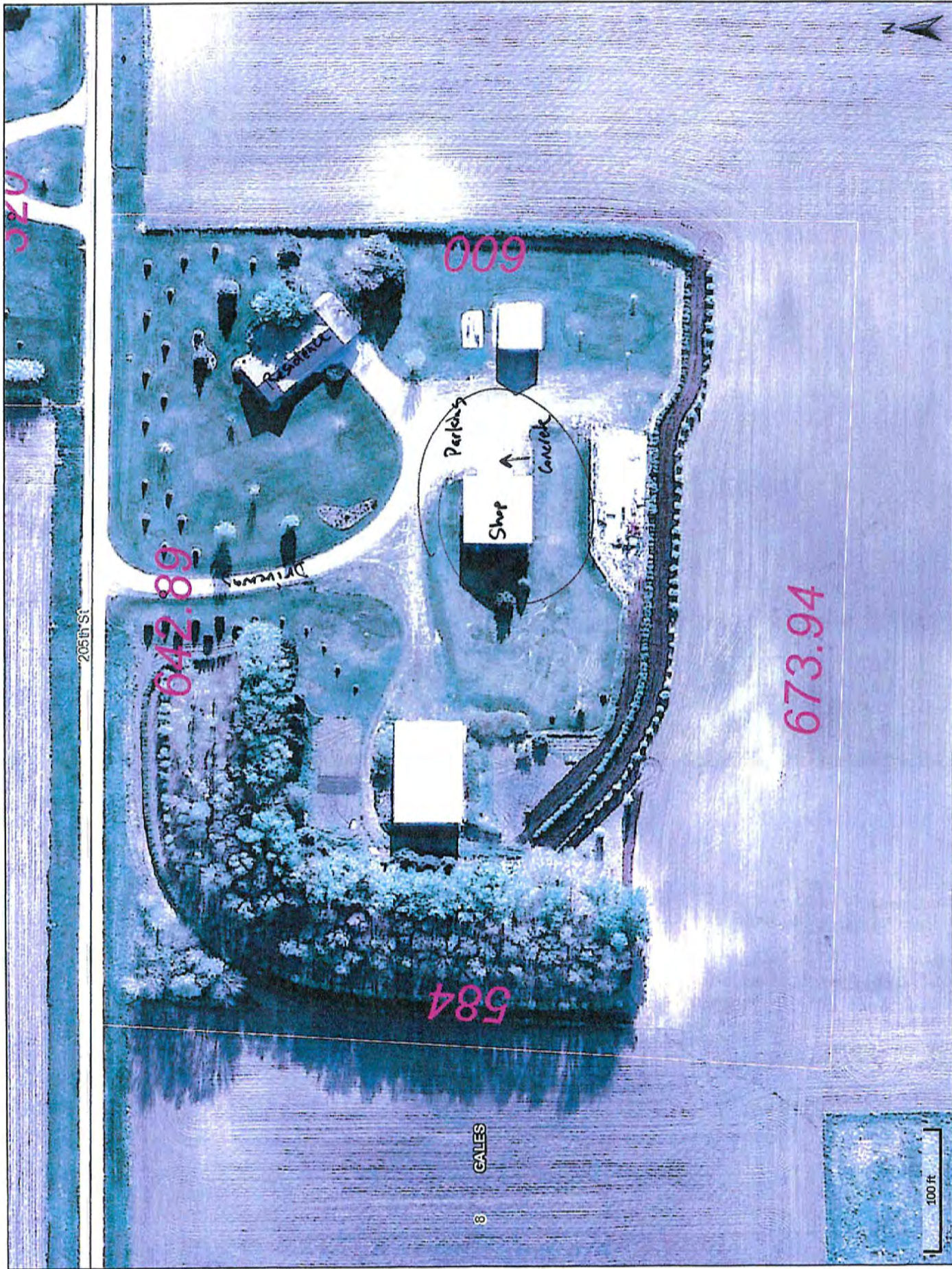
Date:

Disapproved:

Date:

Disapproved:

Date:



070

009

642.89

584

673.94

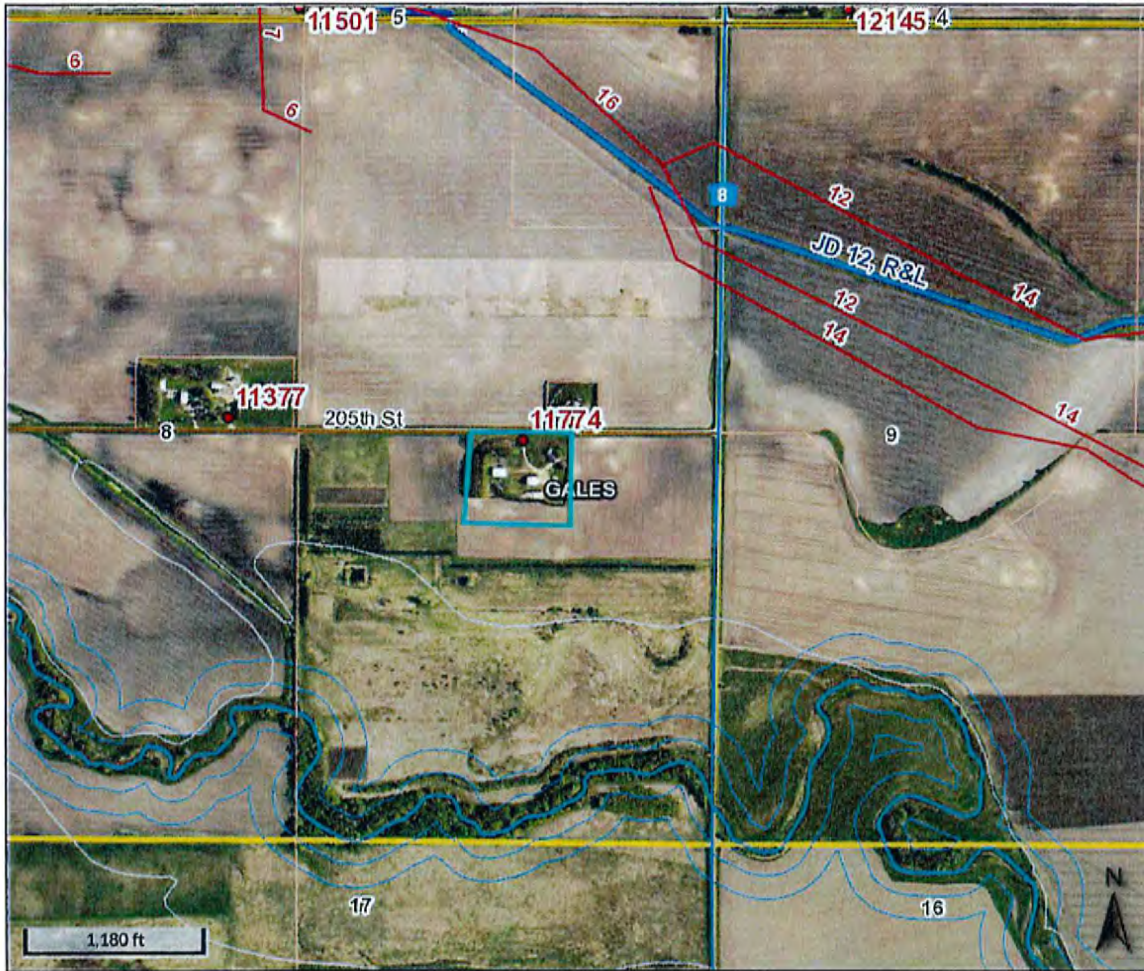
205th St

Shop
Parking
Garage

8 CALES

100 ft





Overview



Legend

-  Municipal Boundaries
-  Sections
-  Townships
-  Open Ditch
-  Drain Tile
-  Lakes
-  Rivers
-  Address points
-  Parcels
- Shoreland**
-  <all other values>
-  150 ft
-  300 ft
-  300 ft L W
-  1000 ft
-  Flood Plain
- Major Roads**
-  County/Twp/City
-  State/Federal
-  County
-  Minor Roads

Parcel ID	53-008-4020	Alternate ID	n/a	Owner Address	JENNIGES/KIMBERLY A/ &
Sec/Twp/Rng	8-110-39	Class	AGRICULTURE		JAMIER
Property Address	11774 205 ST TRAC	Acreage	n/a		11774 205 ST
	56175				TRACY MN 56175
District	n/a				
Brief Tax Description	BEG 940.09' W OF NE COR SE1/4, TH W 642.89', S 584', E 673.94', N 600' TO POB, 8.94A				
	(Note: Not to be used on legal documents)				

Date created: 5/15/2017
 Last Data Uploaded: 5/15/2017 10:12:12 AM



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- Municipal Boundaries
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Sec/Twp/Rng	8-110-39	Class	AGRICULTURE		JAMIE R
Property Address	11774 205 ST TRAC 56175	Acreage	n/a		11774 205 ST TRACY MN 56175
District	n/a				
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Developed by
The Schneider Corporation



REDWOOD COUNTY ENVIRONMENTAL OFFICE

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

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

NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Jamie Jenniges, pursuant to Section 7, Subd. 3 and Section 25 of Redwood County Zoning Ordinance for the operation of a business engaged in autobody repair and painting on the following described property, situated in the County of Redwood, State of Minnesota, to wit:

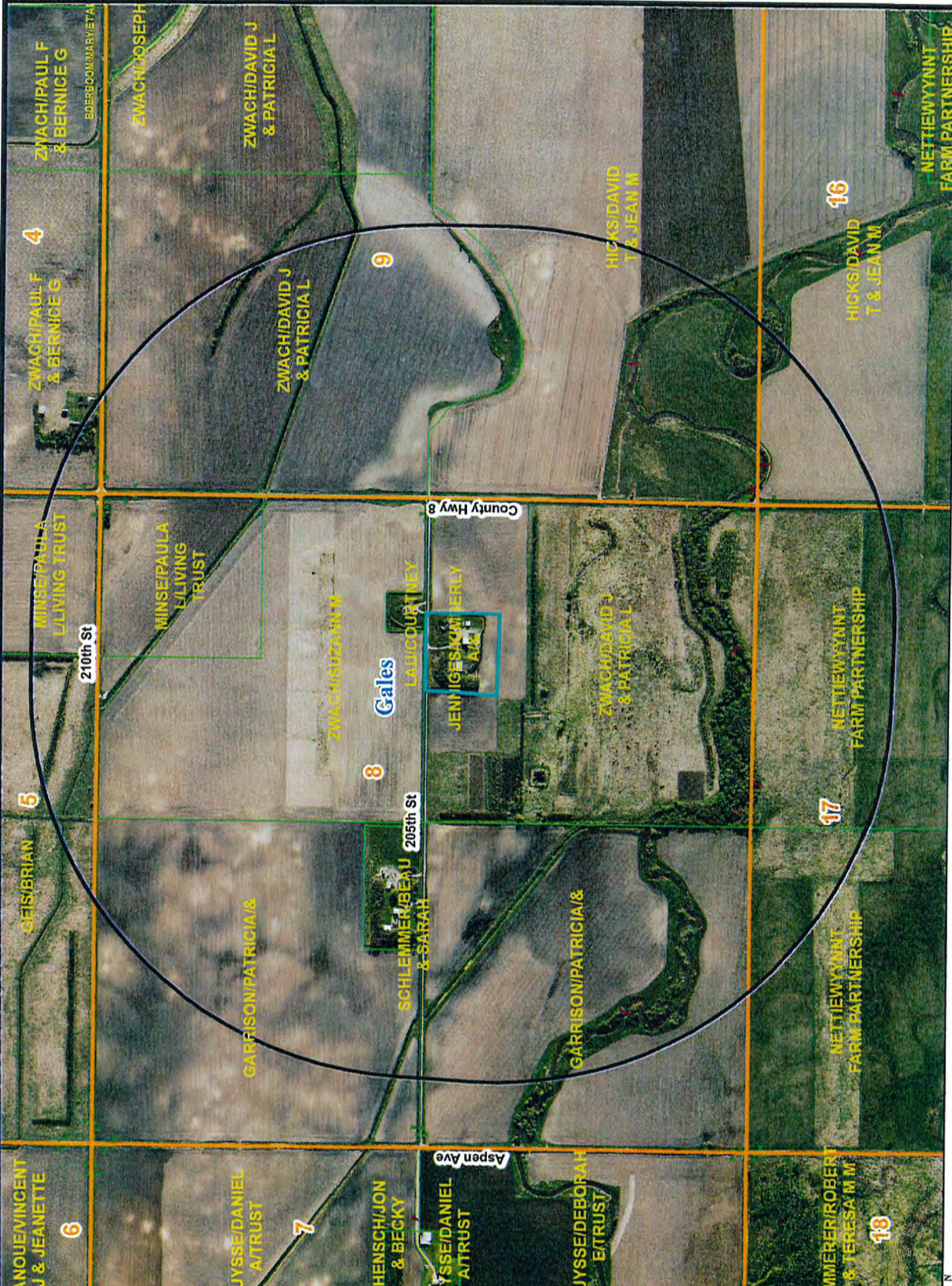
A tract in the Southeast Quarter (SE1/4) of Section 8, Township 110 North, Range 39 West, Gales Township, described as follows: Beginning 940.09 feet West of the Northeast (NE) corner of the Southeast Quarter (SE1/4), thence West 642.89 feet, South 584 feet, East 673.94 feet, North 600 feet to the point of beginning, containing 8.94 acres more or less.

A public hearing thereon will be held before the Redwood County Planning Commission at the Redwood County Planning Commission meeting scheduled at 1:00 o'clock p.m. on Monday, the 22nd day of May, 2017, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023 or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.*

DATED: April 25th, 2017

Nicholas W. Brozek
Land Use and Zoning Supervisor
Redwood County Environmental Office



CUP Notification Area = 2/3 Mile From CUP Parcel

Legend

- N
- S
- CUP Notification Area
- CUP Parcel
- Township
- Parcel
- Section
- Road

0 0.075 0.15 0.3 0.45 Miles

Conditions for Conditional Use Permit No. 5-17 (Jamie Jenniges)

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, as determined by a licensed building inspector, paid for by the permit holder according to the Redwood County fee schedule approved by the Board of Commissioners.
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.
8. 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.

9. The permit holder shall acquire approval from the appropriate road authority when designing and implementing measures to accommodate the traffic needs of the conditional use now and in the future.
10. 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.
11. 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. All outdoor storage of business materials and vehicles shall be screened from surrounding properties.
12. 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.
13. 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.



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REDWOOD COUNTY PLANNING COMMISSION

Jamie Jenniges

Conditional Use Permit Application #5-17

May 22, 2017

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

Yes _____ No _____

Why?: _____

- 2) Has evidence been presented that shows the proposed use will cause material injury to the use and enjoyment of other property in the surrounding neighborhood for land uses that are already permitted?

Yes _____ No _____

Why?: _____

3) Will the proposed use have a substantial adverse effect on property values or future development of land in the surrounding neighborhood for uses common to the area?

Yes _____ No _____

Why?: _____

4) Are there, or will there be provided, adequate utilities, access roads, drainage, off-street parking and loading areas, and other necessary facilities to support 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, lights, and vibration, so that no disturbance to neighboring properties will result?

Yes _____ No _____

Why?: _____

6) Is the proposed use of the property consistent with the general purpose and intent of the Zoning Ordinance and the goals and policies adopted in the Comprehensive Plan?

Yes _____ No _____

Why?: _____

NAME: _____

DATE: _____