



CONDITIONAL USE PERMIT APPLICATION SUBMITTAL REQUIREMENTS

(Fees: \$250.00 Application Fee, \$50.00 Maintenance Fee / 2 Years)

***PROPOSED PROJECTS CANNOT BE STARTED PRIOR TO APPROVAL OF THIS APPLICATION BY THE FARIBAULT COUNTY BOARD OF COMMISSIONERS.**

Applicant: _____ Request For: _____

To apply for a Conditional Use Permit, the following must be completed:

- 1. Complete a Faribault County Conditional Use Application in full. (Attached)
- 2. Complete an accurate site plan of the property showing all existing site conditions and the proposed project. This site plan **must** contain the following information as a minimum: (please use page 6 of application packet to complete)
 - 1) Dimensions of the property with property corners identified
 - 2) Location and use of all existing buildings including building dimensions
 - 3) Proposed building uses, dimensions, and square footages
 - 4) Driveway and public roads (labeled)
 - 5) Setback distances from:
 - a) All property lines
 - b) Center and/or right of way of nearest public road
 - c) Lake, river, stream, DNR protected area
 - 6) Septic System
 - 7) Well
 - 8) Additional data requested by the FCZA: _____
- 3. Pay the application fee of \$250.00.

===== COUNTY WILL FILL OUT QUESTIONS 4-9 =====

- 4. Completed Application Filed and Application Fee Paid Date _____
- 5. Landowners notified (as governed in MN Statute and the Zoning Ordinance) Date _____
- 6. Applicant/Representative appears before the Planning Commission Date _____
- 7. Planning Commission makes a recommendation to the Board of Commissioners
 Approved Denied Tabled Date _____
 If Tabled, Reason? _____
 Date of recommendation to the Board of Commissioners _____
- 8. Final action by the Faribault County Board of Commissioners Date _____
- 9. Applicant mailed a copy of Recorded Resolution Date _____

I hereby certify that I have completed the proper forms required for the application of a Conditional Use for Faribault County, including the site plan, and additional requested material in full. I am aware that if these conditions are not met prior to a public hearing, my Conditional Use Application may be tabled or denied by the Planning Commission.

Signature of Applicant _____ Date _____

WHAT IS A CONDITIONAL USE? A Conditional Use is a land use or development that would not be appropriate generally but may be allowed with appropriate restrictions as provided by official controls upon a finding that 1) certain conditions as detailed in the Faribault County Zoning Ordinance exist, and 2) the use or development conforms to the Comprehensive Land Use Plan of the County and 3) is compatible with the existing neighborhood.

WHEN IS A CONDITIONAL USE NECESSARY? When a landowner wishes to use his/her property in a way that may affect the public through increased use, lighting, hours of operation, appearance, environmental hazards, etc. Some examples of Conditional Uses are: home occupations, two family dwellings, salvage yards, sanitary and demolition landfills, nurseries, kennels, and animal waste lagoons.

WHAT IS THE PROCESS TO GET A CONDITIONAL USE? A hearing is held before the County Planning Commission. The information provided by the applicant, a site visit, report and recommendation by county staff, and public comment help to determine whether a recommendation to grant or deny a permit is made to the County Board of Commissioners, and what "conditions" are necessary for the applicant to fulfill the requirements of the Zoning Ordinance. The Board of County Commissioners then act on the recommendation of the Planning Commission, and decide whether to grant or deny the conditional use permit.

CAN CONDITIONS BE ATTACHED TO CONDITIONAL USE PERMITS? The County Planning Commission may make recommendations, including the stipulation of additional conditions or restrictions and guarantees that such conditions or restrictions will be complied with when they are deemed necessary for the protection of public interest.

WHAT IS A MAINTENANCE FEE? A maintenance fee is required to be paid by the applicant every 2 years. This fee will cover the costs of the county to ensure that the conditions of the original conditional use permit are being met by conducting a site review. If at the time of this review, the applicant is not meeting the conditions, or the maintenance fee is not paid, the conditional use may be revoked by the county.

IMPORTANT – PLEASE READ.....

Please answer all of the questions in the Conditional Use Permit Application portion as they pertain to your situation. All of the responses to these questions, information that is obtained from a site visit, and any information received at the public hearing, will be used by the Planning Commission and staff in making their final recommendation. A complete site plan showing property dimensions and all physical characteristics (structures, septic system, proposed accesses, signs, parking, distances to lot lines, etc.) will also assist the Planning Commission and staff in identifying important criteria that may affect your proposal.

WHEN COMPLETED, PLEASE RETURN APPLICATION AND FEE TO:

Bruce Blakesley
Zoning Administrator
415 South Grove Street, Suite 8
Blue Earth, Minnesota 56013
Telephone 507-526-2388

CONDITIONAL USE PERMIT APPLICATION

Please carefully complete (PRINT) this application according to the instructions. Failure to fill in all of the required information may result in a delay of processing your application.

A \$250.00 application fee must accompany this application,
made payable to the **Faribault County Treasurer.**

GENERAL INFORMATION

Name of Applicant _____

Mailing Address _____

Telephone Number: Home _____ Work _____

Site Address _____

PROPERTY DATA

Please write out entire legal description, or attach a photocopy. The legal description can be found on the deed, abstract, or property tax statement. You may also obtain a copy of the legal description from the Faribault County Records Office.

Legal Description _____

Parcel Code ____ - ____ - ____ - ____ Section ____ Township ____ Range ____

Lot Dimensions: Width _____ ft. Depth _____ ft. Area _____ sq. ft.

Acres _____ Predominant Soil Type (available from SWCD) _____

No. of Bedrooms _____

Owner of Property _____

Address _____

Telephone Number: Home _____ Work _____

Existing Structures _____

Present use of Property _____

DESCRIPTION OF REQUEST

CONDITIONAL USE REQUESTED FOR: _____

Before the County Planning Commission can make a recommendation to the County Board of Commissioners on this request, they must make findings on the following items. Please complete these items to help determine the recommendation of the Planning Commission.

1. Please describe the activity / operation that is being proposed: _____

2. How is this Conditional Use compatible with the existing neighborhood, and not injurious to the use and enjoyment of other properties in the immediate vicinity? _____

3. Please describe the current utilities such as access roads, drainage and other facilities that are necessary for the proposed activity / operation: _____

4. Please describe the hours of operation (if applicable): _____

5. Please address the # of trips generated in and out of site each day: _____

6. Please describe the amount of off-street parking and loading space necessary to serve the proposed use: _____

7. What measures will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance? _____

8. If applicable, will lighted signs and other lights be placed in such a manner that no disturbance to the neighboring properties will result? _____

9. Are proper facilities provided which would eliminate any traffic congestion or traffic hazard, which may result from the proposed use? _____

10. Please describe the materials being stored on the site as a result of this request, and disposal measures: _____

11. Please include any other information, not addressed above, that may help the Planning Commission in making their final recommendation: _____

12. Other Permits required: _____

I hereby certify that I am the owner or authorized agent of the owner of the above property and that all uses will conform with existing State Laws and local ordinances. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid.

Name of person responsible for completion of this application (Please Print):

Signature of Applicant _____

Date _____

Receipt # _____

Date Stamp:

FARIBAULT COUNTY CONDITIONAL USE SITE PLAN

NAME _____

DATE _____

PLEASE INCLUDE THE FOLLOWING:

Parcel / Property Line Dimensions

Location of All Buildings

Building Dimensions & Square Footages

Driveway & Public Roads

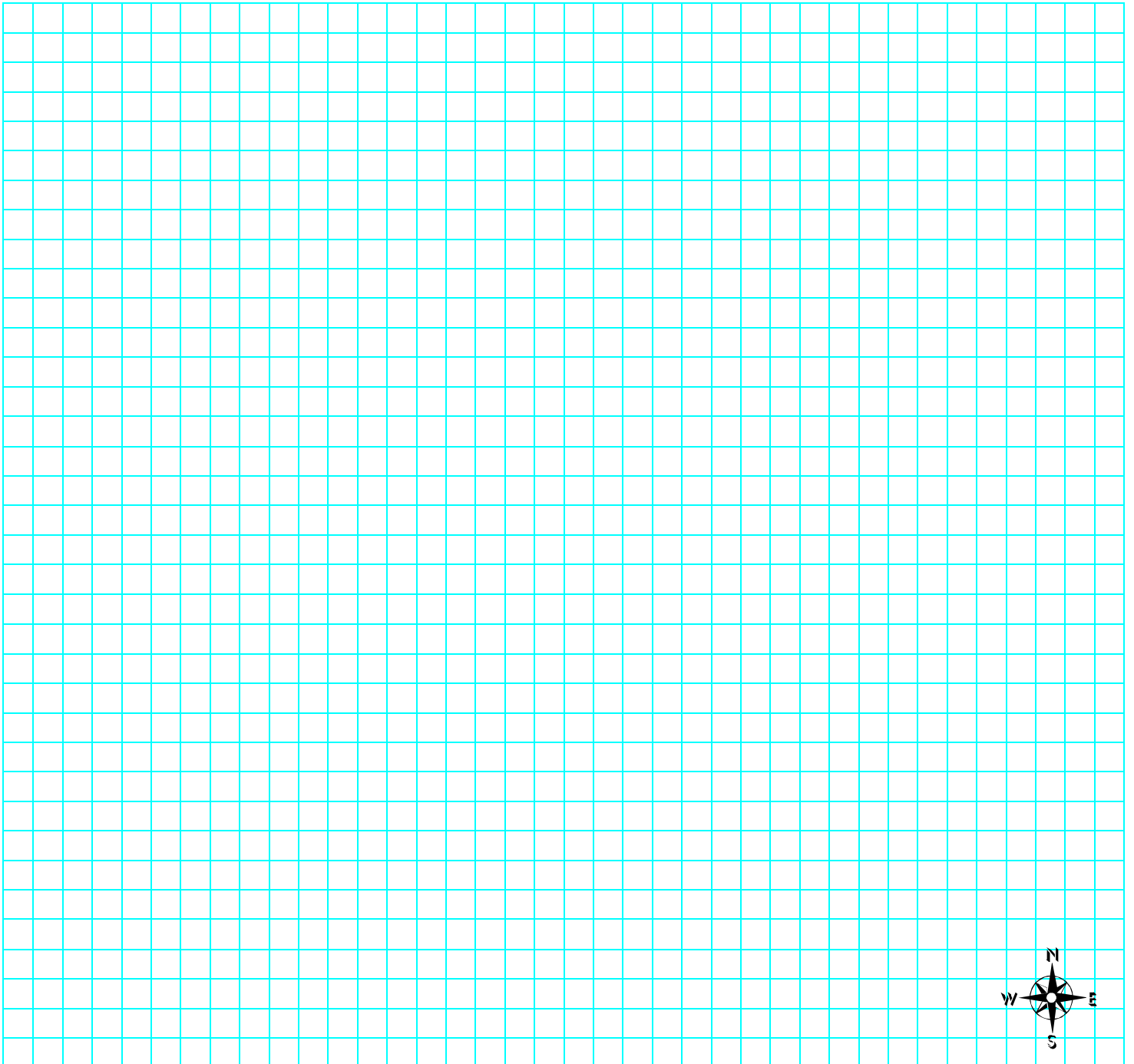
Additional data requested by the FCZA: _____

Setbacks from Roads, Property Line, Water

Proposed Project

Septic System

Well



****Sketches NOT clearly drawn or containing all required information will be returned to applicant for clarification.**