

Conditional Use Permit Application (CUP)

Permit # _____

Property Information

Parcel Information: Selected:

Parcel Information				Owner Information
Parcel ID Number	Site Address	City	Zoned as	Owner Name
02.11.1.25.001	2664 40TH ST W	WEBSTER	AGRICULTURAL	LEROY & MARLENE VOEHL TRUST

Are you the Landowner? No

Will you be using an authorized agent? No

Landowner Information

Landowner Information:

Name:
Leroy & Marlene Voehl

Phone #1: Phone #2:
(952) 226 - 2534 () -

Email Address:
leroyvoehl@yahoo.com

Mailing Address:
20418 texas ave
prior lake mn 55372

Applicant Information

Applicant Information:

Name:
Jason Scribner

Phone #1: Phone #2:
(612) 839 - 1569 () -

Email Address:
premierpropane@gmail.com

Mailing Address:
2660 40th street west
webster mn 55088

Conditional Use Request

Specific Use from 508 Use Table: this is an amendment to current cup #2016-020 for an additional building liquefied petroleum gas distribution

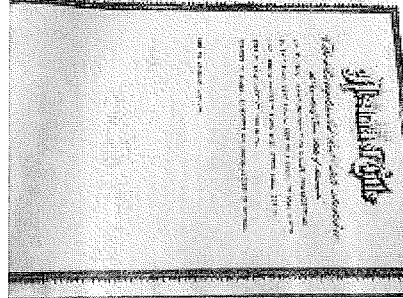
Explanation of requested CUP: this an amendment to current cup #2016-020 for an additional building on the site plan

Site Plan

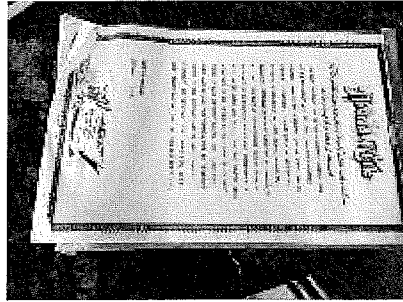
Please attach a Site Plan: File 1:  site_plan_20173.pdf

Legal Descriptions

Legal Description of project:



File 1: abstract_for_land1.jpg




File 2: abstract_for_land.jpg

Written Evidence/Criteria

Criteria:

- 1. ...
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...
- 7. ...
- 8. ...
- 9. ...
- 10. ...


File 1: written_evidence_for_county_cup.jpg

File 2:  county_questions.pdf

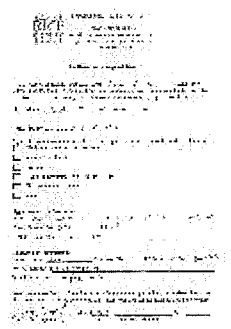
Septic Information

Is your septic system less than 5 years old or had a valid compliance inspection in the past 3 years? Yes

Please attach any septic inspections or compliance inspection records.:

File 1:  septic_compliance.pdf

Additional Information

Additional Information:	 <p>File 1: auth_agent.jpg</p>
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Terms

Terms and Conditions

Landowner or Applicant or Representative must attend the scheduled public hearings.
By checking the box above, I hereby certify that all data contained herein, as well as supporting data, are true and correct.

Print View

↑
North

County Rd 3

Separate Parcel

Driveway

930 + Ft

Possible New Bldg

Becker Ave

Property line

Approx Parcel

Property line 75'

Shed 168' x 60'

60' x 125'

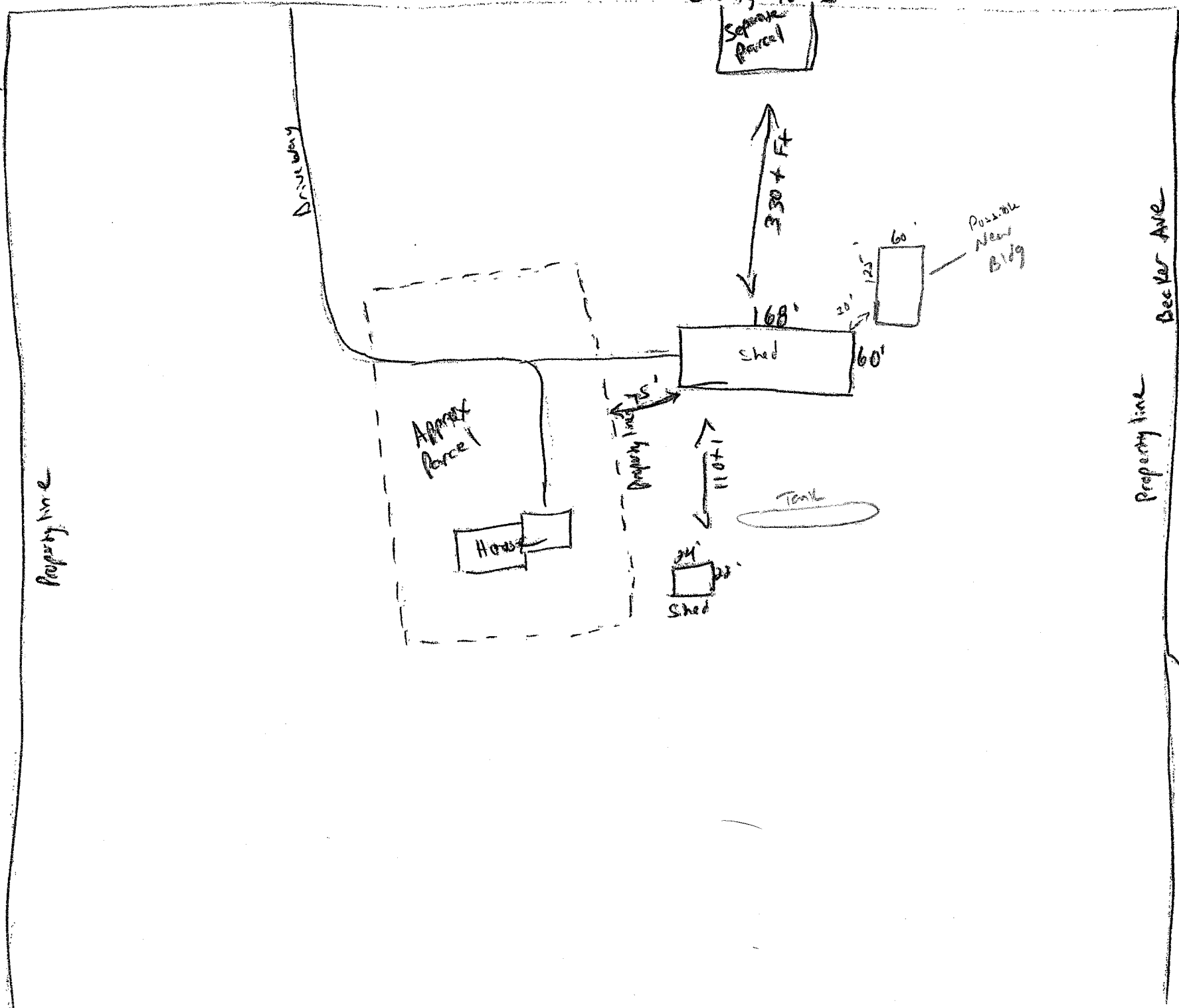
House

110 + 11

Tank

Shed 24' x 22'

Property line





ENVIRONMENTAL SERVICES

PLANNING DIVISION

320 Third Street NW • Faribault, MN 55021

(507) 332-6113 • Fax (507) 332-6277

www.co.rice.mn.us

Authorized Agent Form

I (we) hereby authorize (print agent name) Jason Scribner to act as my authorized agent and to represent me in all actions required in obtaining the below listed approvals from Rice County Environmental Services for my property located at:

Site Address: 2664 40th st w webster mn

Parcel Identification number: 02.11.1.25.001

Type of application agent is authorized to represent property in: (Check all applicable)

- Building/Landuse structure permit
- Conditional Use Permit
- Variance
- Land Subdivision (Waiver of Plat, Plat)
- Environmental Review
- Other: _____

Agent contact information:

Name: Jason Scribner Address: 2660 40th st w webster

Phone Number(s): 612-839-1569

Email: scrib@integra.net

Landowner information:

Name: Leroy Voehl Address: 28418 Texas Ave Prior Lake

Phone Number(s): 651-503-7424

Email: Leroy.Voehl@Yahoo.com

I (we) hereby certify that I am the owner of the above property, have authorized the above listed person to act in my behalf and that all information on this form is true and correct:

Leroy Voehl
Landowner Signature

Date: 8/8/16

Date: _____
Landowner Signature

Conditional Use Permits - Answer questions as they pertain to your request

503.05 E.2. Review criteria for all conditional use permits. In granting or renewing a conditional use permit, the Rice County Board of Commissioners shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety and general welfare of occupants of surrounding lands. Among other things, the following findings shall be made:

- a. **Burden on public facilities.** The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities that serve or are proposed to serve the area.
- b. **Sewer and water.** The site is adequate for water supply and on-site sewage treatment.
- c. **Compatible with surrounding uses.** The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
- d. **Appearance.** The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
- e. **County needs.** The use is reasonably related to the overall needs of the County and to the existing land use.
- f. **Zoning district purposes.** The use is consistent with the purposes of this Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
- g. **Comprehensive Plan.** The use is in conformance with the Rice County Comprehensive Land Use Plan of the County.
- h. **Traffic.** The use will not cause traffic hazard or congestion.
- i. **Effect on businesses.** Existing businesses nearby will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare or general unsightliness.

503.05 H.1 Additional criteria and conditions in Shoreland Districts. Conditional uses allowed in Shoreland Districts shall be subject to the following additional information, evaluation criteria and conditions:
Additional evaluation criteria. A thorough evaluation of the water body and the topographic, vegetation, and soils conditions on the site must be made to ensure all of the following:

- a. **Soil erosion.** The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
- b. **Visual impact.** The visibility of structures and other facilities as viewed from public waters is limited
- c. **Watercraft.** The types, uses, and number of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.

100-1-1000
RECORD
INDEXED
1888

Abstract of Title

*To the following described Real Estate situated in
the County of Rice, State of Minnesota*

208.71 FEET; THENCE NORTHERLY ON A LINE PERPENDICULAR
TO SAID NORTH LINE 208.71 FEET TO A POINT IN SAID NORTH
LINE; THENCE WESTERLY ALONG SAID NORTH LINE, 208.71
FEET TO SAID POINT OF BEGINNING.

SUBJECT TO ROADS, EASEMENTS AND RESTRICTIONS OF RECORD.

END OF AMENDED CAPTION.

Abstract of Title

*To the following described Real Estate situated in
the County of Rice, State of Minnesota*

THE EAST ONE-HALF (EN) OF THE NORTHEAST QUARTER (NE) OF THE NORTHWEST QUARTER (NW) ; AND THE NORTHWEST QUARTER (NW) OF THE NORTHEAST QUARTER (NE) , ALL IN SECTION 11 TOWNSHIP 112 NORTH RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS, TO-WIT: ALL THAT PART OF THE NORTHEAST QUARTER (NE) OF SAID SECTION 11 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHEAST QUARTER (NE) A DISTANCE OF 140.00 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE) (SAID POINT BEING ALSO 2503.39 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE) ; THENCE SOUTHERLY, PERPENDICULAR TO SAID NORTH LINE, 208.71 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE,

CAPTION AMENDED;

JANUARY 31, 1997.

ABSTRACT OF TITLE IS A
RECORD OF TITLE OR
DESCRIBED THEREIN
REPRESENT THAT
AND MARKETABLE



MINNESOTA TITLE CO.