

**RICE COUNTY
ENVIRONMENTAL SERVICES DEPARTMENT
MEMORANDUM**

TO: Planning Commission
FROM: Trent McCorkell, Rice County Zoning Administrator
HEARING DATE: September 7, 2017
SUBJECT: Scribner– CUP, liquefied petroleum CUP

SUMMARY OF THE APPLICATION

Jason Scribner on behalf of property owners Leroy & Marlene Voehl has applied for an amendment to an existing Conditional Use Permit (CUP) to allow for an additional building for a liquefied petroleum gas distribution business. The current CUP was issued in 2016. Copies of the current CUP and 2016 staff report have been attached.

Application Data

APPLICANT: Jason Scribner

LOCATION: Part of the NW1/4 of the NE1/4 of Section 11, Webster Township. Rice County, Minnesota. The property address is: 2664 40th St W, Webster, MN 55088. PID#: 02.11.1.25.001.

ZONING: A, Agricultural

Lot Area/Dimensions

	Lot Area
Subject Parcel (as proposed)	54-acres.
Minimum Requirement	2.5 acres

Location

The subject site is located south of 40th St. W. (County Road 3), approximately 5.5-miles northeast of Lonsdale.

Roads and Access

The site is accessed off of a shared driveway from 40th St. W. The driveway is currently shared with the business operator's home parcel.

Existing Site Conditions

Photos of the property will be provided at the meeting

Applicable Zoning Ordinance Sections

Section 503.05, 507.07.O, Table 508-1, and Section 509.

If approved, conditions might include:

1. The applicant is to follow all Federal, State, County and Local rules and regulations.
2. The Conditional Use Permit is for a liquefied petroleum (LP) (propane) gas distribution service business. Onsite activities shall consist of cleaning, repair, storage and filling of propane cylinders. Changes to the business are not permitted without approval of a new/amended permit.
3. Outside business storage shall consist of a bulk propane (LP) storage tank, small (100lb size and smaller) LP cylinders, LP tank storage equipment, five (5) LP delivery trucks, and up to sixteen (16) employee vehicles.
4. Outside business storage shall be screened to neighboring properties and roadway by storing items on the south, east, and west sides of the existing agricultural building and proposed new building. A combination of tree planting and earthen berm shall be established and maintained on the north and east sides of the outdoor areas to provide screening, to neighboring property's and roadways, similar to that provided by the current onsite tree screening.
5. Total onsite LP tank storage shall consist of one (1) bulk storage tank, up to 30,000 gallon capacity, and up to 5,000 LP cylinders of up to 100lb size or less.
6. Driveway usage shall not exceed 50 round trip business trips per day.
7. No onsite retail sales.
8. Proof of compliance with applicable state/federal/local rules and regulations shall be submitted to the Rice County Environmental Services Department upon request.
9. All vehicles and trailers stored/parked outside shall be operable and have a current license.
10. Only business equipment owned or leased by the onsite business shall be stored on the site.
11. All buildings shall meet building code for the intended use.
12. Failure to comply with conditions may result in revocation of the Conditional Use Permit.