



ENVIRONMENTAL SERVICES

PLANNING DIVISION

320 Third Street NW • Faribault, MN 55021

(507) 332-6113 • Fax (507) 332-6277

www.co.rice.mn.us

September 20, 2016

Mr. Jason Scribner
2660 40th St W
Webster, MN 55088

Dear Mr. Scribner:

Enclosed is your recorded Conditional Use Permit approved by the Board of Commissioners at their meeting on September 13, 2016. Please review the conditions of approval.

If you have questions, please contact Trent McCorkell at 507-332-6168 or via email at tmccorkell@co.rice.mn.us.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Sauer", with a long horizontal flourish extending to the right.

Kristine E. Sauer
Administrative Coordinator
Rice County Environmental Services

Enclosure: as stated.

Rice Co
Env Serv
4-46-00



691132

I hereby certify that this document was filed in this office and duly recorded on

September 16, 2016 2:50 PM

Judy Van Erp, Recorder

Pages: 3

A691132

Office of County Recorder/Registrar
RICE COUNTY, MN

REC'G PROCESS COMPL FUND: \$11.00
RECORDER TECHNOLOGY FUND: \$10.00
STATE TREASURY GEN'L FUND: \$10.50
GENERAL ABSTRACT: \$14.50

\$46.00

Return To:

RICE COUNTY ENVIRONMENTAL SERVICES
320 NW 3RD ST
FARIBAULT, MN 55021

**STATE OF MINNESOTA
COUNTY OF RICE**

CONDITIONAL USE PERMIT

In the matter of:

Jason Scribner, on behalf of the Leroy and Marlene Voehl Trust, has requested a Conditional Use Permit to operate a liquefied petroleum (propane) gas distribution service.

The above entitled matter was heard before the Rice County Planning Commission on September 1, 2016 and granted by the Rice County Board of Commissioners the 13th day of September 2016, on the request for a Conditional Use Permit pursuant to the Rice County Zoning Ordinance for the following property.

PROPERTY ADDRESS: 2664 40th St W, Webster MN 55088

PID#: 02.11.1.25.001

PROPERTY LOCATION: The property is described as: Part of the E1/2 of the NE1/4 of the NW1/4 and part of the NW1/4 of the NE1/4, Section 11, Webster Township, Rice County, Minnesota

LEGAL DESCRIPTION: as attached.

IT IS ORDERED THAT the Conditional Use Permit as requested be **granted** with the following conditions:

Conditions of Approval-Scribner Conditional Use Permit

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. Existing trees shall be maintained to provide 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 100-lb size or less.
6. Driveway usage shall not exceed 50 round trip business trips per day.

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7. No onsite retail sales.
8. Proof of compliance with applicable rules and regulations shall be submitted to the Rice County Environmental Services Department prior to any additional onsite activities and by not later than December 31, 2016, and shall be provided thereafter 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. The onsite septic system shall be shown to be in compliance with county requirements by no later than November 1, 2016.
12. All buildings shall meet building code for the intended use.
13. Failure to comply with conditions may result in revocation of the Conditional Use Permit.

9/13/16

Date signed

Jeff Dack

Chair, Rice County Board of Commissioners

STATE OF MINNESOTA)

) ss. ENVIRONMENTAL SERVICES DEPARTMENT

COUNTY OF RICE)

I, Julie Runkel, Director of the Rice County Environmental Services Department do hereby affirm that I have compared the foregoing copy and Order granting this Conditional Use Permit with the original Planning Commission minutes thereof preserved in my office and the Rice County Board of Commissioners action on the permit, and have found the same to be a correct and true transcript of the whole thereof.

Dated this 16th day of September, 2016

Julie Runkel

Director, Environmental Services Department

Subscribed and sworn before me this 16th day of September 2016

Kristine Sauer
Notary Public

My commission expires: 1/31/2020

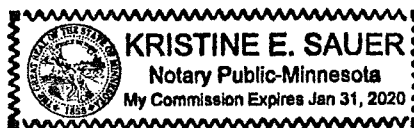


EXHIBIT A

The East One-Half (1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4); and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), 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 1/4) of said Section 11 described as follows: Beginning at a point in the North line of said Northeast Quarter (NE 1/4) a distance of 160.00 feet easterly from the Northwest corner of said Northeast Quarter (NE 1/4) (said point being also 2503.39 feet westerly from the Northeast corner of said Northeast Quarter (NE 1/4)); thence southerly, perpendicular to said North line, 208.71 feet; thence easterly parallel with North line, 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; and EXCEPTING THEREFROM the South 500 feet of the North 915 feet of the East 436 feet of the Northeast Quarter of the Northwest Quarter of Section 11, Township 112, Range 21, Rice County, Minnesota. Together with an easement for road purposes over that part of said Northeast Quarter of the Northwest Quarter which lie 33 feet on each side of the following described center line to wit; Commencing at the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 46 minutes 45 Seconds West a distance of 313.45 feet to the actual point of beginning of the center line to be described; thence South 0 degrees 13 minutes 15 seconds East a distance of 118.28 feet; thence South 32 degrees 15 minutes East a distance of 77.50 feet; thence South 14 degrees 00 minutes East a distance of 85.00 feet; thence South 9 degrees 59 minutes 02 seconds East a distance of 161.70 feet and there terminating.

02.11.1.25.001