

**RICE COUNTY
ENVIRONMENTAL SERVICES DEPARTMENT
MEMORANDUM**

TO: Planning Commission
FROM: Trent McCorkell, Rice County Zoning Administrator
HEARING DATE: September 7, 2017
SUBJECT: King- CUP, contractor's office and yard

SUMMARY OF THE APPLICATION

Zach King on behalf of property owner Link LLC has applied for a conditional use permit (CUP) to operate a contractor's office and yard for an underground utility company. Upon viewing the property it also appears there may be a lawn care/landscaping business utilizing the property. If this is the case they will need to be included in the CUP. The site currently has a CUP for an agricultural repair business (AJ's Repair) this new CUP will be replacing the Ag repair CUP.

This is an after the fact CUP application as the business moved onto the site earlier this year. It also appears that the operation has expanded the outdoor storage area to include an area north of the existing building. The Rice County Highway department has indicated that the current parking area appears to be extending into the Road Right of Way (ROW) of County road 46 and that this area within the Road Right of Way will need to be restored.

Application Data

APPLICANT: Zach King

LOCATION: Part of the NE1/4 of the SE1/4 of Section 12 of Webster Township, Rice County, Minnesota. The property address is: 4721 Hazelwood Ave, Northfield, MN 55057. PID#: 02.12.4.00.006.

ZONING: A, Agricultural

Lot Area/Dimensions

	Lot Area	Lot Width
Subject Parcel	13-acres approx.	>50-ft
Minimum Requirement	2.5 acres	50-ft

Location

The subject site is located on the east side of Hazelwood Ave, approximately 6.5-miles east and north of Lonsdale.

Roads and Access

The site is accessed off of a driveway from Hazelwood Ave (County Road 46).

Existing Site Conditions

Photos of the property will be provided at the meeting

Applicable Zoning Ordinance Sections

Section 503.05, 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 contractor's office and yard for an underground utility business, and _____. Changes to the business are not permitted without approval of a new/amended permit.
3. The submitted site plan shall be followed subject to meeting property line and setback requirements.
4. A stormwater management plan shall be created and implemented meeting all state, federal and local requirements.
5. Outdoor storage shall be screened to roadway and neighboring properties. Screening shall consist of _____.
6. All vehicles and trailers stored/parked outside shall be operable and have a current license.
7. Only business equipment owned or leased by the onsite business(s) shall be stored on the site.
8. All buildings shall meet building code for the intended use.
9. Parking and storage areas within the Road Right of Way shall be restored to Rice County Highway department requirements at the applicant's expense by not later than June 1, 2018.
10. Failure to comply with conditions may result in revocation of the conditional use permit.