

AGENDA FOR THE MONDAY, MAY 8, 2017
PLANNING COMMISSION HEARING – 7:00 PM

1. **Jonathon Stahl / Verizon:** The N ½ of the NW ¼ of the NE ¼ of Section 26, except part,
Whitefield Township, (967 120th Ave SE)

Verizon proposes to construct a 250' self-support telecommunications tower in an A-1
Agricultural Preservation District.

NOTICE OF HEARING ON
CONDITIONAL USE PERMIT

JONATHON STAHL / VERIZON

NOTICE IS HEREBY GIVEN, THAT A PUBLIC HEARING WILL BE HELD BEFORE THE KANDIYOHI COUNTY PLANNING COMMISSION IN THE COMMISSIONERS ROOM AT THE KANDIYOHI COUNTY HEALTH AND HUMAN SERVICES BUILDING, LOCATED AT 2200 - 23rd ST NE, WILLMAR, MINNESOTA ON **MONDAY, MAY 8, 2017 AT 7:00 P.M.** TO CONSIDER THE APPLICATION FOR A CONDITIONAL USE PERMIT OF THE ABOVE NAMED APPLICANT AT THE FOLLOWING PROPERTY LOCATION:

The N ½ of the NW ¼ of the NE ¼ of Section 26, Township 118, Range 35, except part, Whitefield Township, (967 120th Ave SE) Complete legal in Zoning Office.

CONDITIONAL USE PERMIT REQUEST:

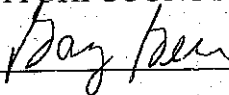
Verizon proposes to construct a 250' self-support telecommunications tower in an A-1 Agricultural Preservation District.

THIS NOTICE IS GIVEN PURSUANT TO CHAPTER 2, 2-4, OF THE KANDIYOHI COUNTY ZONING ORDINANCE. LET MAILED NOTICE HEREOF BE GIVEN TO ALL PROPERTY OWNERS WITHIN ONE QUARTER (1/4) MILE OF THE AREA INCLUDED IN THE APPLICATION, MUNICIPALITIES WITHIN 2 MILES THEREOF, AND THE BOARD OF SUPERVISORS OF **WHITEFIELD** TOWNSHIP.

DATE: APRIL 26, 2017

KANDIYOHI COUNTY PLANNING COMMISSION

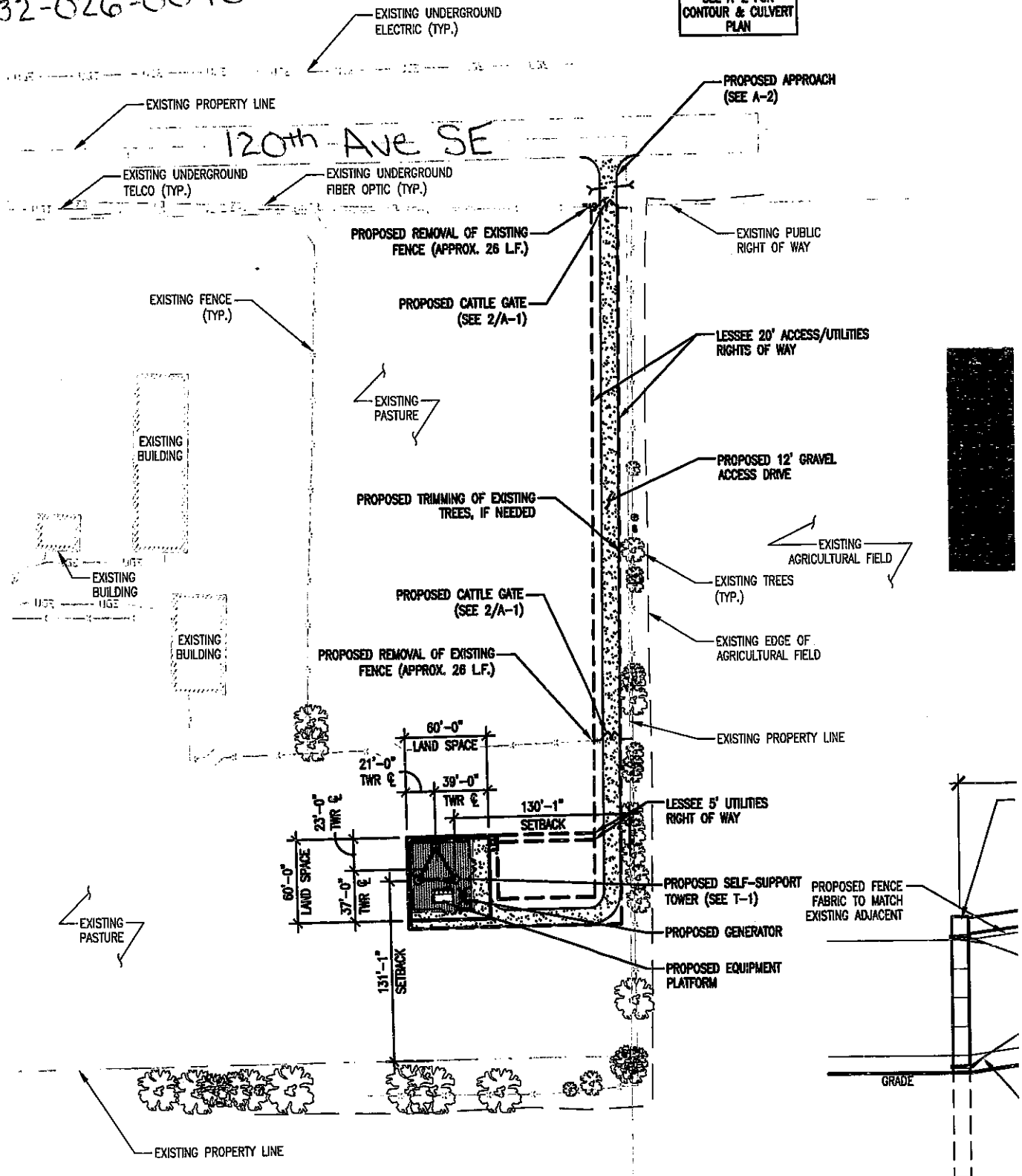
BY



GARY GEER, ZONING ADMINISTRATOR
KANDIYOHI COUNTY OFFICE BUILDING
400 BENSON AVE SW, WILLMAR, MN 56201
(320) 231-6229 Fax: 320-231-6263

J. Stahl
32-026-0070

SEE A-2 FOR
CONTOUR & CULVERT
PLAN



1 SITE PLAN
SCALE: 1" = 100'-0"



5-8-17 Planning Commission Draft Findings

Verizon – Jonathon Stahl:

Staff would recommend approval with the following findings.

Findings:

1. The Planning Commission finds that the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
2. The Planning Commission finds that the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. The Commission notes that the surrounding area is predominantly agricultural production land residential and commercial development nearby.
3. The Planning Commission finds that adequate utilities, access roads, drainage, off-street parking, and other necessary facilities have been or will be provided. The Commission notes that the site will not require facilities or infrastructure above normal levels for the area.
4. The Planning Commission finds that adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibrations, so that none of these will constitute a nuisance, and to control lighted signs, and other lights in such a manner that no disturbance to neighboring properties will result. The Commission notes that the lights, noise, dust, odors, fumes, and vibrations associated with the proposed use will be minimal.
5. The Planning Commission finds that the proposed use is allowed with a conditional use permit in the A-1 zoning district under Zoning Ordinance Chapter 5, Section 5-4 entitled “conditional uses”.
6. The Planning Commission finds that the proposed use is in harmony with the goals and objectives of the Comprehensive Plan. The Commission notes that the Comprehensive Plan identifies in Chapter 7 Goal 9 Objective A, that the County should facilitate the development of basic infrastructure and services to as many of the residents of the County as possible without creating substantial economic or environmental problems. The Comprehensive Plan also states in Chapter 7 Goal 8 Objective A Guideline 15 that communication towers should be placed in areas with compatible existing land use and should not greatly detract from scenic views.

7. The Planning Commission finds that the proposed use has the ability to meet the standards of the Zoning Ordinance. The Commission notes that zoning staff review of the proposal found no violations of the Zoning Ordinance. The Commission notes that the proposed site can adequately serve the needs of the proposed use.
8. The Planning Commission finds that the proposed use will not have significant negative impacts on groundwater, surface water, or air quality if operated according to all applicable Federal, State, and County regulations, including the conditions placed on the permit.