

AGENDA FOR THE MONDAY OCTOBER 9, 2017
PLANNING COMMISSION HEARING - 7:00 PM

Amendment to County Zoning Maps: Lot 3, Block 1, Otis Halvorson Addition, Section 10, Lake Andrew Township. Applicant: Brian McComb; Landowner: Tom Taunton. (1264 193rd Ave NW)

Requests to re-zone from R-1 Shoreland Residential management District to RM Shoreland Resource Management District.

Dan Prah, Applicant / Heidecker Bros., Landowner: Part of Government Lot 2, Section 25, Township 120, Range 35, Dovre Township.

Requests to operate a diesel repair shop in a CI Commercial/Industrial District.

ZONING ADMINISTRATOR
Kandiyohi County Office Building
400 SW Benson Ave
Willmar, Minnesota 56201
(320) 231-6229 FAX (320) 231-6263

THERE IS A PUBLIC HEARING SCHEDULED FOR MONDAY, OCTOBER 9, 2017 AT 7:00 P.M. IN THE COMMISSIONERS ROOM AT THE KANDIYOHI COUNTY HEALTH & HUMAN SERVICES BUILDING, LOCATED AT 2200 23RD ST NE, WILLMAR, MINNESOTA TO CONSIDER THE PROPOSED RE-ZONE OF PROPERTY DESCRIBED AS:

Lot 3, Block 1, Otis Halvorson Addition, Section 10, Township 121, Range 35, Lake Andrew Township. (1264 193rd Ave NW)
Property Owner: Tom Taunton
Applicant: Brian McComb

Applicant requests to re-zone the above-described property from R-1 Shoreland Residential Management District to RM Shoreland Resource Management District.

A COPY OF THE ABOVE DESCRIBED AMENDMENT IS AVAILBALE FOR VIEW IN THE OFFICE OF THE COUNTY ZONING ADMINISTRATOR.
LET MAILED NOTICE HEREOF BE GIVEN TO ALL PROPERTY OWNERS WITHIN ONE HALF (1/2) MILE OF THE AREA INCLUDED IN THE REQUEST AND ALL MUNICIPALITIES AND TOWNSHIPS WITHIN THE COUNTY THEREOF.

All persons will be given the opportunity to be heard.

DATED: SEPTEMBER 27, 2017

SINCERELY



GARY GEER
ZONING ADMINISTRATOR

SITE PLAN

Property owner
NAME Tom Taunton

TAX PARCEL NUMBER # 23-435-0030

Applicant Name: Brian McComb

Information to be included in site plan

- Location & size of ALL existing and proposed structures
 - Location of well & septic
 - Location of road(s) & driveway(s)
 - Distance from lake, road(s), & property lines
 - Total lot square footage
 - Total impermeable surface square footage
- *Previous Variance/Conditional Use on the property? _____

SITE PLAN
NORTH ↑



NOTICE OF HEARING ON
CONDITIONAL USE PERMIT

DAN PRAHL

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 October 9, 2017 at 7:00 PM to consider the application for a Conditional Use Permit of the above named applicant at the following property location:

That part of Government Lot 2, Section 25, Township 120, Range 35, Dovre Township
Landowners: Heidecker Bros.

Conditional Use Permit request:

Requests to operate a diesel repair shop in a CI Commercial/Industrial District.

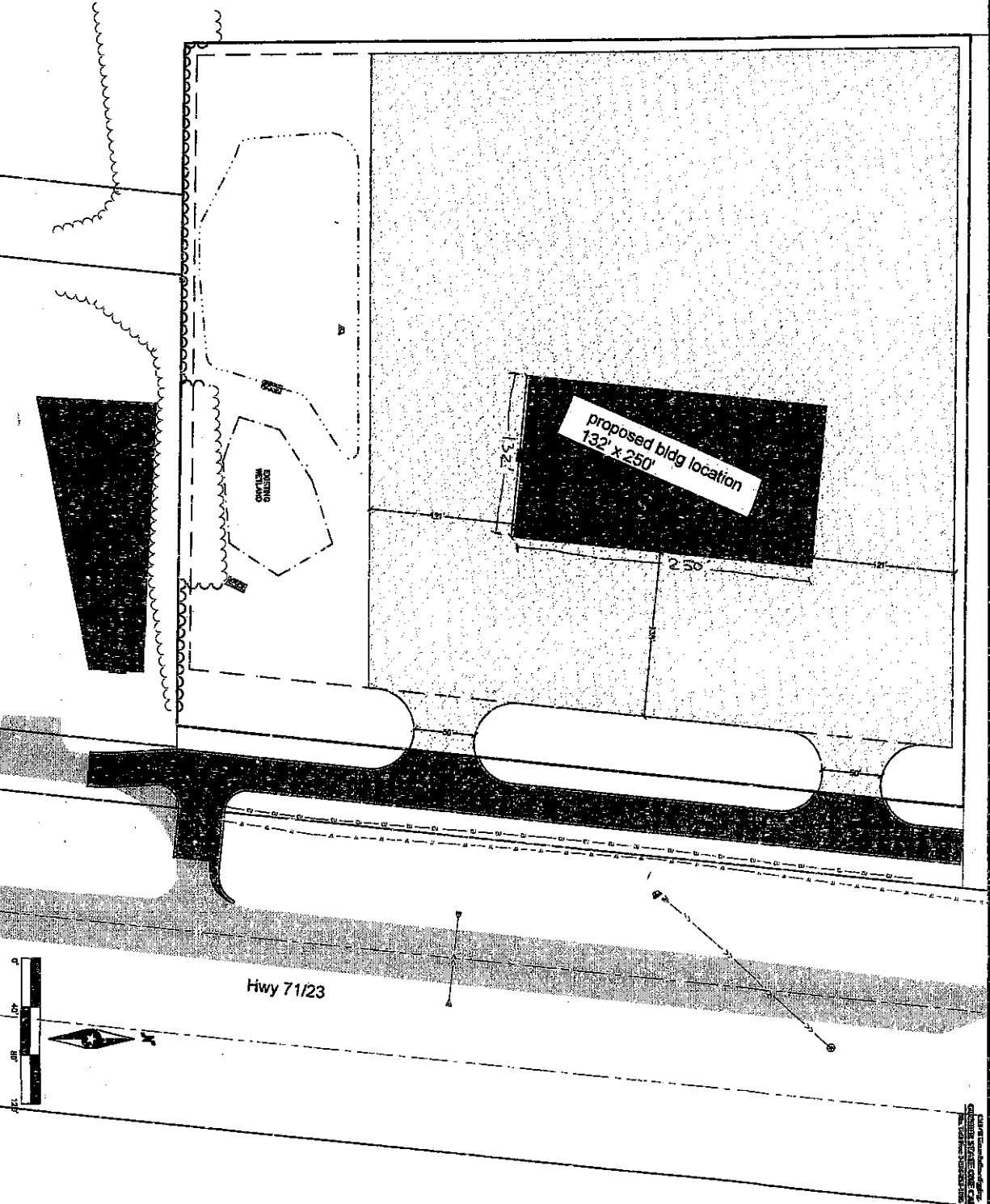
This notice is given pursuant to chapter 2, 2-4, of the Kandiyohi County Zoning Ordinance. Let mailed notice hereof be given to all property owners within one quarter (1/4) mile of the area included in the application, municipalities within 2 miles thereof, and the Board of Supervisors of Dovre Township.

DATE: SEPTEMBER 27, 2017

KANDIYOHI COUNTY PLANNING COMMISSION

BY Gary Geer

Gary Geer, Zoning Administrator
Kandiyohi County Office Building
400 Benson Ave SW, Willmar, MN 56201
(320) 231-6229 Fax: 320-231-6263



DATE PLOTTED: 8/25/2017 10:28 AM
 C:\Users\jrobinso\Documents\173008\173008.dwg
 PLOT SCALE: 1/8"=1'-0"

BOLLIGinc
 engineering & environmental
 Email: contact@bollig-engineering.com
 PH: 320.224.2555
 www.bollig-engineering.com

Engineer's Signature:

Designated	XXX
Designed	XXX
Drawn	XXX
Checked	XXX

REGISTERED CERTIFIED PLANNING AND ENGINEERING BY THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS IN THE STATE OF MINNESOTA.

JOSEPH A. ROBINSON
 Lic. No. 51861 exp. 08/2017

Revisions:

No.	Date	Revision	Sheet
1	8/25/17		X

Prepared for:

**Dan's Diesel
and Towing**
 1951 48th Ave NE
 Willmar, MN 56201
 Phone: 320.220.5152
 Contact: Dan Prahl

Dan's Diesel
 Willmar, MN

**Proposed Site
Plan**
 Date: 8/25/2017
 Sheet: 4 of 13

10-9-17 Planning Commission Draft Findings

Brian McComb & Tom Taunton Rezone:

Staff recommends approval of the request as presented with the following findings.

Findings:

The Planning Commission finds the proposed land to be rezoned is contiguous to other land that is zoned RM and therefore does not constitute spot zoning.

Dan Prah:

The request is for a diesel repair shop which is a conditional use in the CI zoning district. The size of the lot and the proposed site plan are adequate for the proposed use, and the proposal will not change the character of the zone. Staff recommends approval based on the following conditions and findings.

Conditions:

1. Any outdoor storage of parts or inoperable equipment shall be screened.
2. No unlicensed vehicles or trailers to be stored on site.
3. No semi-trailers, or shipping containers shall be used for storage.
4. Hours of operation shall be 7:00AM to 7:00PM Monday – Saturday.
5. No storage of materials in any required front, side, or rear yard setback.
6. No parking or loading space shall be located within ten (10) feet of the road right-of-way.

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 immediate surrounding area is predominantly commercial, four lane highway, and shorelands residential.
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 business use will be minimal or non-existent.
5. The Planning Commission finds that the proposed use is allowed with a conditional use permit in the CI zoning district under Zoning Ordinance Chapter 18, Section 18-3 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 3 that the County should encourage the expansion, continuation and development of business.
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.