

NOTICE OF HEARING ON  
CONDITIONAL USE PERMIT

**TREVOR HANSEN**

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, MARCH 13, 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:

Lot 3, Block 2, Touchstone Business Centre, Green Lake Township. (8711 47<sup>th</sup> St NE)

CONDITIONAL USE PERMIT REQUEST:

Applicant requests to amend Conditional Use Permit #309772 to allow wood grinding to be conducted outdoors.

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 **GREEN LAKE** TOWNSHIP.

DATE: MARCH 1, 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

## **3-13-17 Planning Commission Draft Findings**

**Trevor Hanson:** The previous conditional use permit dated December 7, 2015 has a condition that all wood grinding shall be conducted indoors. It was his testimony that all wood grinding would be conducted indoors and ultimately the Planning Commission included that as a condition. His insurance has now informed him that they will not insure him with the grinder indoors. He has built a structure that partially houses the grinder, (with the motor portion located outside) and a second structure that houses the wood chips coming out of the grinder. The ground wood chips are then processed through a dryer with a dust collection system and conveyed into another structure where they are loaded into a semi and hauled to an agricultural facility to be used as bedding.

The site has the ability to meet the standards of the ordinance and is a conditional use within the CI zoning district; therefore staff would recommend approval with the following conditions and findings.

### **Conditions:**

1. No unlicensed vehicles or trailers to be stored on site.
2. No storage of any items that are in a state of disrepair, i.e. not useable.

### **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 residential and mixed commercial.
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.

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.