AVON TOWNSHIP

16881 Queens Road, Avon (Stearns County, MN) 56310

Conditional Use Permit Application: Agriculture-Oriented Business

Property Owner(s): _____

Mailing Address: _____

Phone: _____ **email:** _____

Applicant *(if different than above)***:** _____
Applicant Mailing Address: _____
Phone: _____ **email:** _____

Property Address *(if different than mailing address):*

Parcel ID #: _____ **Township: 125 Range: 30 Section:** _____ **Zoning District:** _____

Legal Description: *(full legal description required, i.e., copy of Deed)*

<u>Proposed Use/Reason for Request</u>

1. Detailed description of proposed use.

2. How will this business/use relate to agriculture?

3. Describe all existing and proposed structures and outdoor areas to be used.

4. Number of employees

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5. Proposed days and hours of operation.

6. What road do you access? Are you proposing (a) any changes to the access, or (b) a new access?

7. How will you manage erosion and storm water on your property?

8. Describe existing and proposed lighting on the property.

9. Describe existing and proposed parking on the property. Include the type of surface (gravel, concrete, asphalt) and the number of parking spaces.

10. Explain or show on the site plan the general traffic circulation including entrance and exit points.

11. Describe existing and proposed outdoor storage and display areas.

12. Describe existing and proposed screening to buffer the use/loading and unloading/outdoor storage areas etc. from adjacent uses and roads.

13. Describe any signage that will be located on the property. For a sign on a building, include elevation and size.

14. Describe noise, odor, dust or other nuisance from the proposed use and how it will be mitigated.

15. Describe the sanitary facilities that will be provided and how waste will be handled.

16. Will the business generate any hazardous materials or generate hazardous wastes? If so, how will they be stored and disposed of?

Site Plan – *append diagram/map/survey showing site with business, etc*.

I hereby swear / affirm that the information supplied to Avon Township is accurate and true. I acknowledge that this application is rendered invalid and void should the Township determine that information supplied by me, the applicant, in applying for this Conditional Use Permit, is inaccurate or untrue.

Property Owner's Signature: _____

Date: _____

Applicant's Signature: _____

Date: _____

Application Checklist

- ☐ Completed application
- ☐ Fee ($400)
- ☐ Building plans – include existing and proposed structures and additions including views of the front, rear, and sides of the project
- ☐ Impervious surface – calculation shown

Compliance with Standards from Land Use and Zoning Ordinance 439 (Section #)

- ☐ Outdoor sales and display (6.46)
- ☐ Outdoor storage (6.48)
- ☐ Access & Driveways (7.1)
- ☐ County Biological Survey Native Plant Communities (7.7)
- ☐ Drinking water supply management area (7.8)
- ☐ Erosion and sediment control standards (7.10)
- ☐ Fences (7.12)
- ☐ Handicap accessibility (7.13)
- ☐ Lighting/glare (7.15)
- ☐ Nuisances (7.18)
- ☐ Parking and loading (7.19)
- ☐ Screening (7.24)
- ☐ Sign regulations (7.15)
- ☐ Stormwater management (7.26)
- ☐ Trash enclosures (7.32)

Note: CUP conditions may include:

1. Increasing the required parcel size or dimension.
2. Limiting height, size or location of buildings.
3. Controlling the location and number of vehicle access points.
4. Increasing street/road width.
5. Increasing number of off street parking spaces.
6. Limiting number, size, location or lighting of signs.
7. Requiring dikes, fencing, landscape screening, or other methods of protecting adjacent or nearby property.
8. Designation of open space.
9. Annual review if deemed appropriate by the Township board.

Criteria for granting a CUP may include:

1. No excessive burdens on existing parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the area.
2. Sufficiently compatible with or separated by distance or screening from adjacent agriculturally or residentially zoned or used land so that existing property will not be depreciated in value and there will be no deterrence to development of adjacent land.
3. The structure and site appearance will not have adverse effect upon adjacent properties.
4. Use is reasonably related to the existing land use.
5. Use is consistent with the purpose of Zoning Ordinance and Zoning District.
6. Use is not in conflict with the land use plan of the Township.
7. Use will not create traffic hazards or congestion

SITE PLAN

Provide a sketch (*in the box below*), or aerial photograph, plat, survey or other map that shows:

1. Dimensions of site & parcel
2. Dimensions and location of structures
3. Setbacks from road rights-of-way, property lines, easements, and feedlots.
4. Locations of sewage treatment system and well(s)
5. Wetlands
6. Roadway access & visibility