

AVON TOWNSHIP

16881 Queens Road
Avon, MN 56310

INTERIM USE PERMIT APPLICATION

Property Owner(s): _____

Mailing Address: _____
City, State, Zip

Phone: _____ email: _____

Section #: _____ Parcel Number(s): _____

Property Address (if different): _____
City, State, Zip

Zoning District: _____

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

Proposed Use: *Provide a detailed description of the request for the Interim Use Permit*

Reason for Request: *State the reason(s) for the request*

Proposed date or event upon which the Interim Use Permit will terminate:

Additional Information: if pertinent, describe erosion & storm water control measures; grading plan, type of fencing & screening provided as a buffer, proposed lighting, parking and loading facilities, signage.

Fee: (Non-Refundable): \$ _____ File No. _____ Receipt No. _____

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.

Signature: _____
(Property Owner)

Dated: _____

Note: IUP 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.

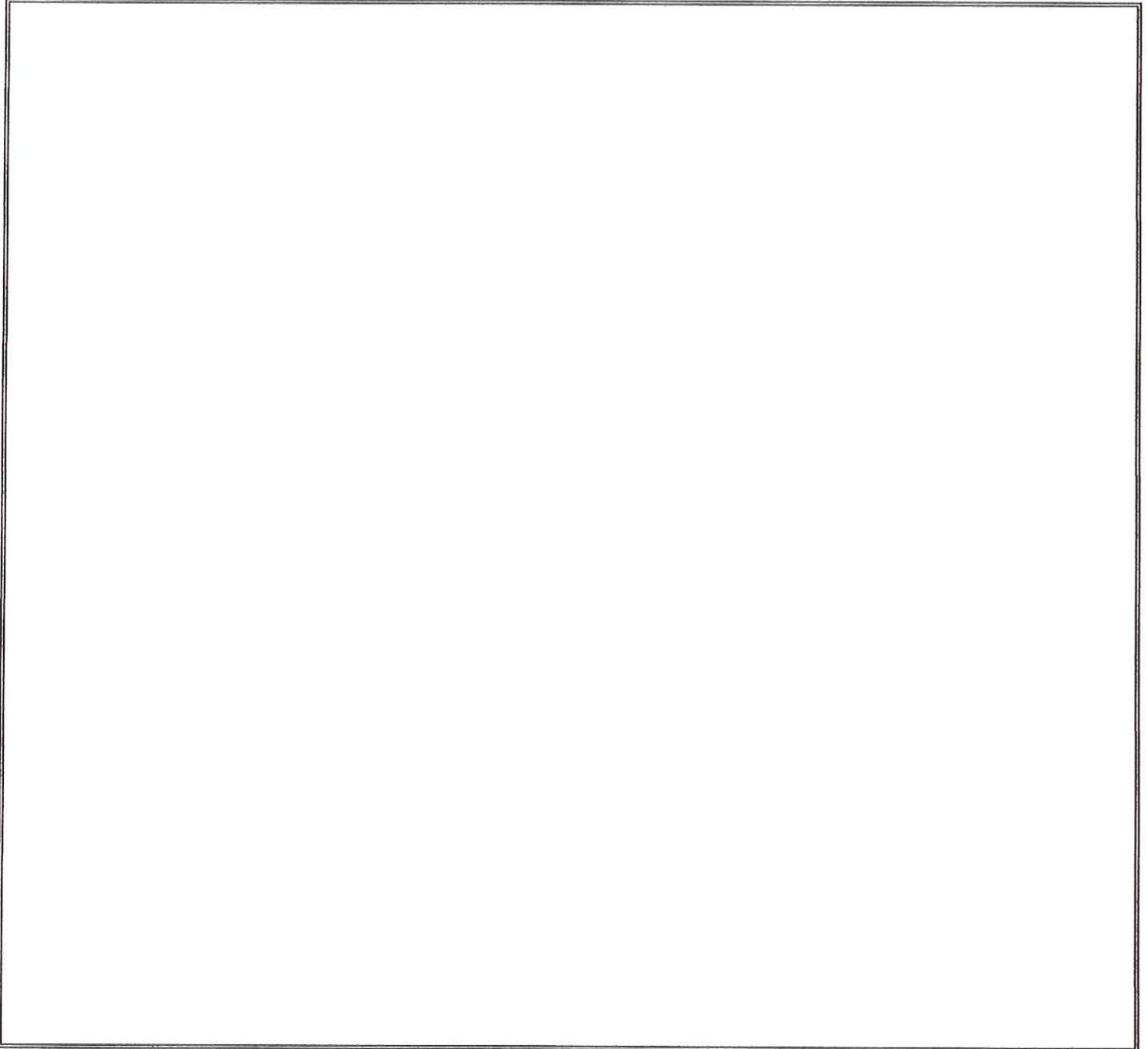
Criteria for granting a IUP may include:

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

**AVON TOWNSHIP
INTERIM USE PERMIT APPLICATION – SITE PLAN**

Provide a sketch (in the box below), aerial photograph, plat, 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

A large, empty rectangular box with a thin black border, intended for the applicant to provide a sketch, aerial photograph, plat, or other map as required by the instructions above.

PLANNING COMMISSION OF AVON TOWNSHIP

INTERIM USE PERMIT RECOMMENDATION

Avon Township
Stearns County
State of Minnesota
IN RE: Interim Use Permit Request

Administrative Information

_____ have applied for a conditional use permit to

Pertinent Ordinances:

Property Legal Description: *(append)*

Property Address:

Parcel ID#: _____
Section ____ Township ____ Range ____

On _____ *(date)* the Planning Commission of Avon Township met and held a public hearing to consider this Variance request. Said public hearing was duly noticed by publication, posting and mail. Based on the application and evidence received at the above said hearing the Planning Commission makes the following findings of fact and recommendation.

FINDINGS OF FACT

1. The applicant is requesting a Conditional Use Permit.
2. The legal description of the property is as above.
3. The property is currently zoned _____.
4. The Planning Commission has considered seven (7) possible adverse effects of the request. The seven effects and the findings regarding them are as follows.
 - a. Is the proposed action consistent with the specific policies and provisions of the official Avon Township Comprehensive Plan?
 - b. What is the proposed use's compatibility with present and future land uses in the area?
 - c. Does the proposed use conform to all performance standards contained in the zoning code including, but not limited to parking, loading and noise?
 - d. What is the proposed use's effect on the area in which it is proposed?
 - e. What are the proposed use's impacts on property values of the area in which it is proposed?
 - f. What traffic generation effects will the proposed use generate in relation to

- the capabilities of the streets serving the property?
- g. What is the proposed use's impact on existing public services and facilities including parks, streets and utilities and what is its potential to overburden the Townships' service capacity?

RECOMMENDATION

The Planning Commission of Avon Township recommends to the Board of Supervisors of Avon Township that the application of _____ for a Conditional Use Permit to _____ be:

_____ Approved _____ Disapproved (*Findings Of Fact appended*)

The Planning Commission recommends that the approval be conditioned on the following stipulations:

1. The Expiration date is specified: _____
2. The Interim Use removal from property date is specified _____
3. Other:

The Planning Commission recommends disapproval for the following reasons:

- 1.
- 2.
- 3.

BY: _____
Avon Township Planning Commission, Chair

DATED: _____

Attest

Findings of Facts – Conditional & Interim Use Permits

Name: _____ Date: _____ Type: CUP / IUP
Request: _____

Findings shall be made in either granting or denying an applicant's proposal. Findings should reference specific sections of applicable ordinances. The following are examples of findings, but are not limited to these areas.

1. Is the proposal consistent with existing Township ordinances? Why or why not? Specify the applicable section of the ordinance_____.
2. Are there any other standards, rules or requirements that the proposal must meet?
3. Is the proposal compatible with the present and/or future land use in the area? Why or why not? Will any scenic views be impacted by the proposed use?
4. Is screening or separation distance necessary? If so, describe.
5. Are there any potential environmental impacts (ground and surface water, air quality, wellhead protection area) and, if so, how are they addressed?
6. Will the proposal affect the property values of the area in which it is proposed?
7. Will the proposal generate excessive traffic or impact the safety of area roads?
8. Will the proposal affect the general health, safety and welfare of residents?
9. Does the proposal conform to the goals and objectives of the Township Comprehensive Plan? Explain.
10. Will the proposal negatively impact public services and facilities such as schools, parks, streets, or utilities? What potential is there for the proposal to overburden the service capacity? How are these issues addressed by the proposal?
11. Is cleanup/reclamation required and has applicant provided financial assurance if so?
12. Other issues pertinent to this proposal?

PLANNING COMMISSION OF AVON TOWNSHIP

**Findings of Facts for a Conventional Subdivision in the
Avon Hills Overlay District**

**Avon Township
Stearns County
State of Minnesota
IN RE: Interim Use Permit Request**

Administrative Information

_____ have applied for a interim use permit for a conventional subdivision in the Conservation Design Overlay area (see County & Township ordinances 7.6.5; 7.32.2).

On _____ (date) the Planning Commission of Avon Township met and held a public hearing to consider this request. The following findings of facts related to this conventional subdivision were addressed:

FINDINGS OF FACT

1. To what degree does the conventional subdivision meet the natural resource conservation standards of the ordinance and the township natural resource overlay plan?
2. To what degree does the conventional subdivision support the goals and policies of the Stearns County Comprehensive Plan?
3. To what degree does the conventional subdivision maintain the rural character of the area as compared to a conservation design subdivision?
4. To what degree does the conventional subdivision still protect the priority of natural resource amenities and use the land as efficiently as a conservation design development?
5. Does the applicant know that no density bonus is permitted?
6. If a structure is placed on the site, is it either (a) within 150 feet of an existing structure; or (b) the location of the proposed structure will have no impact on priority natural resource communities?
7. Is a building envelope identified? Yes / No (if yes, continue below)

- a. Does it avoid impacts on priority natural resources?
- b. Is it no larger than two acres?
- c. Does it protect the lot's natural vegetative covering, including trees, native grasslands, etc.?
- d. Does it protect any MCBS sites?
- e. Does it avoid shore and bluff impact zones, and/or limit ground disturbances on steep slopes?
- f. Is it located close to existing structures, roads and infrastructure?
- g. Does it include visual buffers or landscaping to maintain the rural character and protect natural views?
- h. Have all mitigation standards been met?
- i. If necessary, is agriculture infrastructure avoided?

BY: _____
Avon Township Planning Commission, Chair

DATED: _____

{ Township Seal }

Attest

**AVON TOWNSHIP
INTERIM USE PERMIT ACTION**

**STATE OF MINNESOTA
COUNTY OF STEARNS
TOWNSHIP OF AVON**

FILE:

In the matter of: _____

A request for an Interim Use Permit submitted by: (fill in name)

Pursuant to **Section ____** of **AVON TOWNSHIP LAND USE & ZONING ORDINANCE**
_____ to: _____

The above matter, regarding the request for a Interim Use Permit for the following described parcel, was heard before the Avon Township Board of Supervisors on _____ (date).

Legal Description: *appended*

Parcel ID#:
Section _____ Township _____ Range _____
Property address:

IT IS ORDERED that the Interim Use Permit be (denied / granted) subject to the following conditions:

- Expiration date: _____
- Interim use removal from property date shall be:
- Other:

APPROVED:

Avon Township Chair – Richard Bresnahan

Date

ATTEST

Avon Township Clerk – Stephen G. Saupe

Date

{Print Name Here}