

R05.00047.03
Parcel ID # R05.00066.03

Wabasha County Conditional Use Permit Application

- An accurate and complete conditional use permit application shall be submitted along with a \$300 application fee to begin processing a conditional use permit. **Incomplete applications will not be processed.**
- A plot plan shall be submitted with all conditional use permit applications.
- Applications must be received by the Zoning Department on or before the 20th day of the month in order to be considered by the Planning Commission at the meeting in the **proceeding** month.
- As per state statute, notice of the public hearing for you request will be sent to all landowners within ¼ mile of the property upon which you are proposing a conditional use.

Applicant's name: Jesse & Brittany Roemer Phone number: (651) 564-2008
 Applicant's address: 66943 East Co. Rd 30, Wabasha, MN 55981
 Address of property: 66943 East Co. Rd. 30, Wabasha, MN 55981
 Legal description: Sec. 10, T. 110, R. 010, Township of Greenfield

The following questions shall be answered in order to consider your application.

1. Proposed Conditional Use: (List all proposed uses, number of employees, hours of operation, etc. Attach additional sheets if necessary)

Uses: Auto mechanics/repair

Hours of operation: 7AM - 8PM

Number of employees: 1-2

2. Describe the volume of traffic that will be a direct result of your proposal and the measures to be implemented to ensure sufficient off-street parking and loading space.

Low volume of traffic

Plenty of offroad parking on site.

-92.009703 44.351196

3. Explain the general character of the surrounding properties and how your proposal will not have an adverse effect on the character and quality of the area. The area has small businesses and residential. This small business should have no/little effect on the surrounding area.

4. Describe measures to limit any harmful or nuisance effects which may include stormwater runoff, noise, dust, smoke, odor, or other factors.

Noise will be kept to a minimum and only during operational hours.

5. Indicate the local township official notified of your request (see clerk list on back of application), the date the official was notified, and any applicable permits you may have received from the township. April 9, 2015
Ed Hartert, no permits applicable.

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for staff of the Wabasha County Zoning Department to enter onto the property on which the conditional use is being proposed by this application during daylight hours to collect information relative to my proposal. I further agree to withdraw this application if substantive false or incorrect information has been included. I also understand that the \$300 fee is nonrefundable once a public hearing has been conducted on my proposal.



SIGNATURE OF APPLICANT

5-12-15

DATE

OFFICE USE ONLY

Zoning District: A-1 A-2 A-3 R-1

Conditional use requested under which section of the ordinance: _____

Date submitted: 05-27-2015

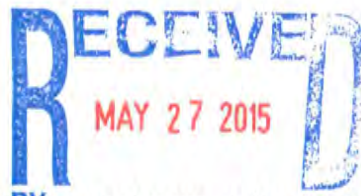
Date of public hearing: _____

Date presented to County Board: _____

Receipt No# B135-1300⁰⁰ (check # 0007)

Jesse Roemer

Conditional Use Permit



- 1 *Need to have more information on the chemical waste storage at the garage (container type)
- 2 * Have you checked with MPCA on this business?
- 3 *Are the White Cedar trees on the Dick Property or Roemer Property??
- 4 *Hours- week days only or 7 days a week?

1. Used oil will be stored in a steel barrel above ground, and picked up by a licensed chemical waste collection company.
2. The checking with the MPCA will take place after the permit is issued. I will become a generator. (I am aware of all the regulations; my parents ran an Auto Repair shop for years.)
3. According to the survey markers, the trees (white Cedar) on the East end are on Dick Property and the trees on the West end are on Roemer Property.
4. Maximum hours of Operation: 7AM-8PM, Mon-Sat.

There is an appliance business and Auto Repair business right across the road from us. Not sure if that makes a difference, or not.

Answers

- Area between Shop & neighbor (Joe Dick) is about approx. 250'. There is a barrier of arb. (white cedar) between the properties
- Maximum of 6 cars at a time
- Parking Lot 100' x 100' (+) approximately
- Chemical waste will be picked up by a licensed waste disposal operator.

North



NOTE: Indicate distances to property lines, all buildings to be used as part of the conditional use (provide dimensions also), location of public roadways, parking areas, driveways, landscaping for screening, stormwater drainage, and the location of the sanitary sewer system.

Plot Plan



Overview



Legend

State/Fed/Highways

- FEDERAL
- FEDERAL DIVIDED
- STATE

Highways/Roads

- FEDERAL
- FEDERAL DIVIDED
- STATE
- COUNTY
- TOWNSHIP
- ISLAND
- OTHER
- CITY
- PRIVATE
- STATE FOREST RD.

Building Permits

- OPEN
- CLOSED
- CapX_2020
- CapX 2020

TIF Districts

- <Null>
- 19
- 20
- 21
- 26
- 28
- 32
- 33
- 35
- 36
- 37
- 38
- 39
- 5
- 8
- Torrens Property
- Shoreland Zone
- Flood Zone

