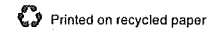




POLK COUNTY
ENVIRONMENTAL SERVICES
Waste Management/Planning and Zoning

Post Office Box 375
320 Ingersoll
Crookston, MN 56716
(218) 281-6445
(218) 281-5700
(218) 281-6471 FAX
1-800-482-6804
environmental.svs@co.polk.mn.us



NOTICE

Notice is hereby given that a hearing has been set for June 26, 2020 at 9:30 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota or should you wish to join us remotely, a WEBEX meeting is available upon request, to consider the application of Curtis Block, 11637 Bay St SE, Mentor, Mn 56736 for a Conditional Use Permit to operate a 48' x 120' rental storage facility on a parcel of land located at: the corner of 364th St SE and 115th Ave SE, Mentor, Mn 56736 and described as: That part of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) in Section Fourteen (14), Township One Hundred Forty-eight (148) North of Range Forty-four (44), West of the Fifth Principal Meridian, lying West of the centerline of Polk County Road 12, EXCEPT the South 604 feet of that part of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) in Section Fourteen (14), Township One Hundred Forty-eight (148) North of Range Forty-four (44), West of the Fifth Principal Meridian, lying West of the centerline of Polk County Road 12, parcel #30.00092.04. All property owners within ¼ mile of the proposed Conditional Use Permit are invited to appear at said hearing. If attending via WEBEX, you must contact our office 3 days prior to the public hearing at 218-281-6445.

Dated: June 3, 2020

Jacob J. Snyder
Planning & Zoning Administrator

Application No. _____
 Parcel No. _____
 Fee Amount _____

SUPPLEMENTAL DATA FOR CONDITIONAL USE PERMIT

Polk Co. Planning and Zoning
 P.O. Box 375
 320 Ingersoll
 Crookston, MN 56716
 Phone (218) 281-5700 or 6445
 Fax (218) 281-6471

RECEIVED

APR 29 2020

POLK COUNTY ENV. SVS.

APPLICANT INFORMATION

NAME: Curtis Block
 ADDRESS: 11637 Bay St. SE
 CITY, STATE, ZIP: Mentor, MN 56736
 PHONE: 218-289-3774

The above named individual, firm or corporation hereby respectfully submits the following supplemental data in support of the preliminary information provided on the accompanying Zoning Application Summary Form (Form A) dated _____ for the purpose of securing a conditional use permit.

PROJECT INFORMATION

1. Specify the section of the ordinance that applies to this project: 18.1220 / 13.7025

2. Brief narrative description of this request: To build a steel building for the purpose of self storage units. Building request for a 48'w x 120'L x 9.5' height. Each unit is to be available for rent and not be sold.

3. Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized: The nearby land use is residential where homes are widely spaced. The building is to be lighted so as not to shine away - only to light the access on the building downward not offensively from a viewing standpoint. A screening of trees is planned for proper aesthetics in the lakeside community.

4. Check all additional supporting documents and data which are being submitted to help explain this project proposal: sketch plan, topographic map, detailed narrative, operation plans, engineering plans, floodplain hydraulic analysis, flood proofing plans and specifications, other (specify) See attached sheet

I hereby certify with my signature that all data on my application forms, Plans and specifications are true and correct to the best of my knowledge: Curtis Block 4/29/20
 (Signature of Applicant) (Date)

CONDITIONAL USE PERMIT

In accordance with _____ of the *Polk County Zoning Ordinance*,
 (Section of Ordinance)

the **Polk County Commissioners** hereby () approve, () deny the foregoing Application for a Conditional Use Permit. If approved, said approval is subject to the following General and Special Provisions:

By: _____
 (Authorized Signature) (Title) (Date)

Supplemental data - Block

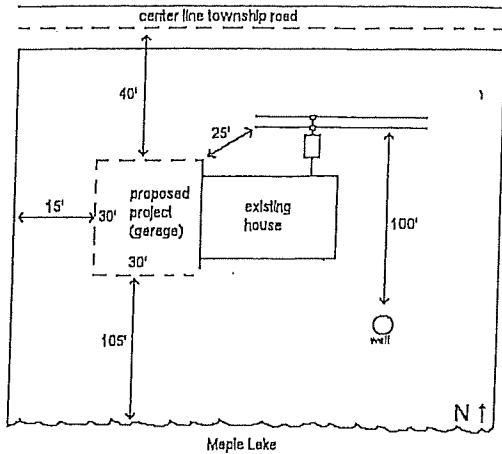
#4. The type of business created is for self storage only, containing 20 – 30 spaces, with no retail sales going on. The building will be cold storage, no plumbing involved. No additional traffic is expected since most transactions are to be done by phone or mail. Accounts will be managed by owners.

Building plan available, no engineering plan needed.

Property is not located in a flood plain.

Sign for the business (3'6" X 7'6") would be located near the intersection of #12 and 364th St. SE

**EXAMPLE
Sketch Plan**



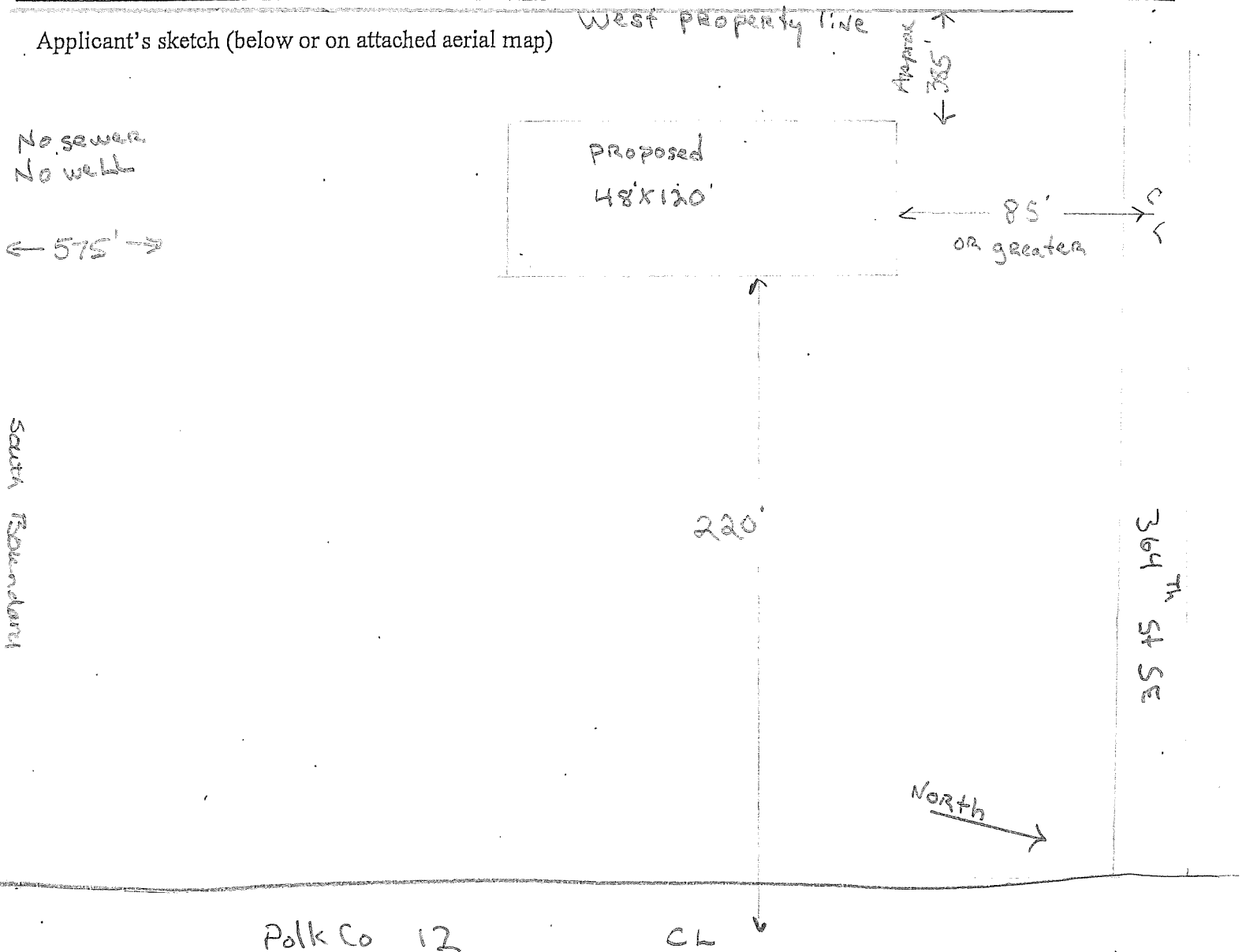
Sketch Plan Requirements

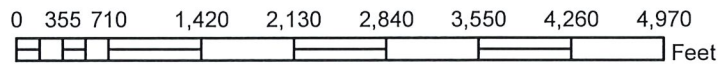
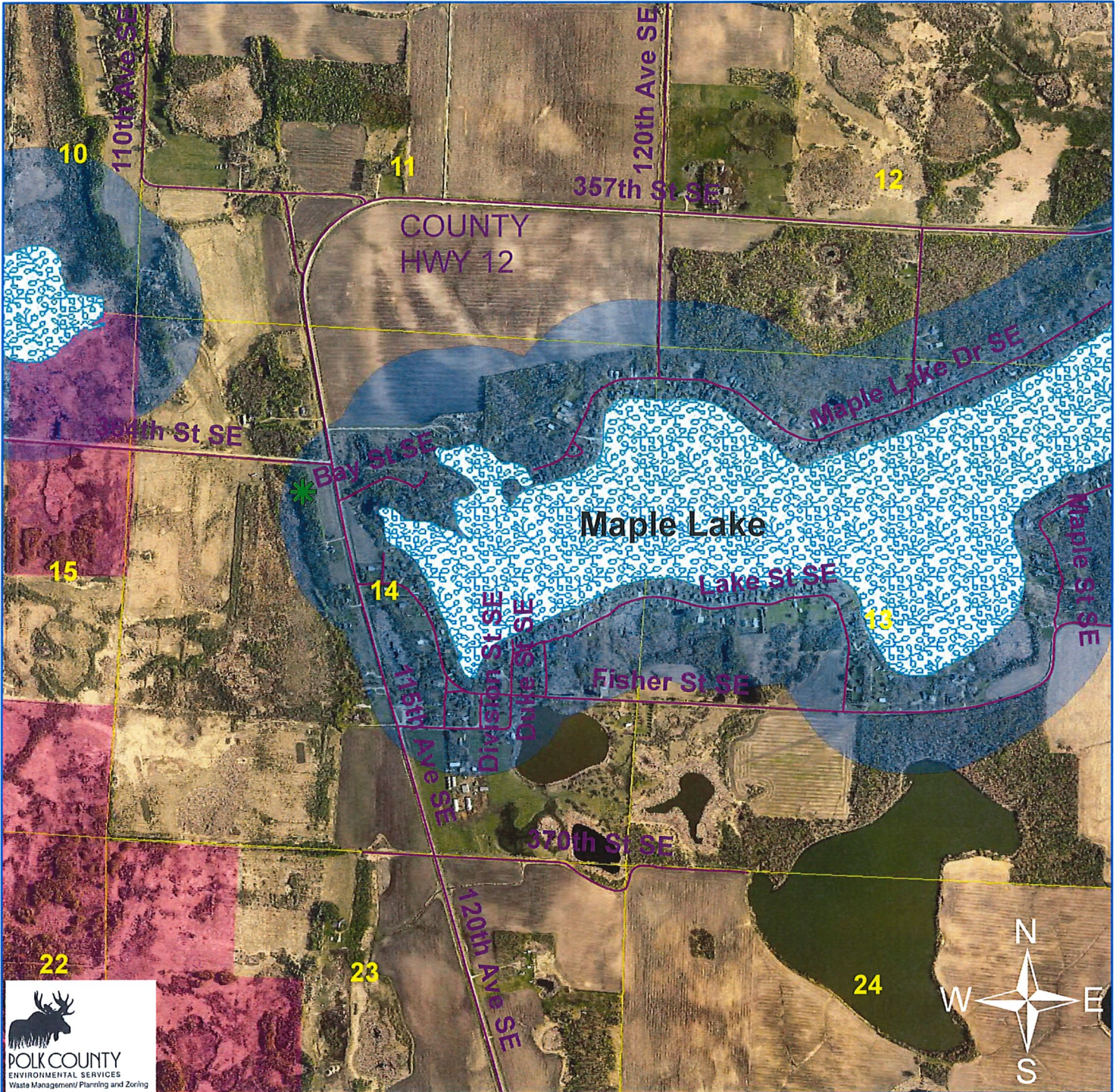
PLEASE INCLUDE THESE ITEMS IN YOUR SKETCH PLAN BELOW:

- North Arrow
- Lot Dimensions
- Distance of project to property line(s)
- Distance of project to road(s)
- Distance of project to lake(s)
- Show ALL other structures on property
- Well location
- Septic tank location and distances from well and other structures
- Drainfield location
- Structure locations, sizes and height

*Zoning setback information and aerial maps can be found on the Polk County Website at www.co.polk.mn.us

Applicant's sketch (below or on attached aerial map)





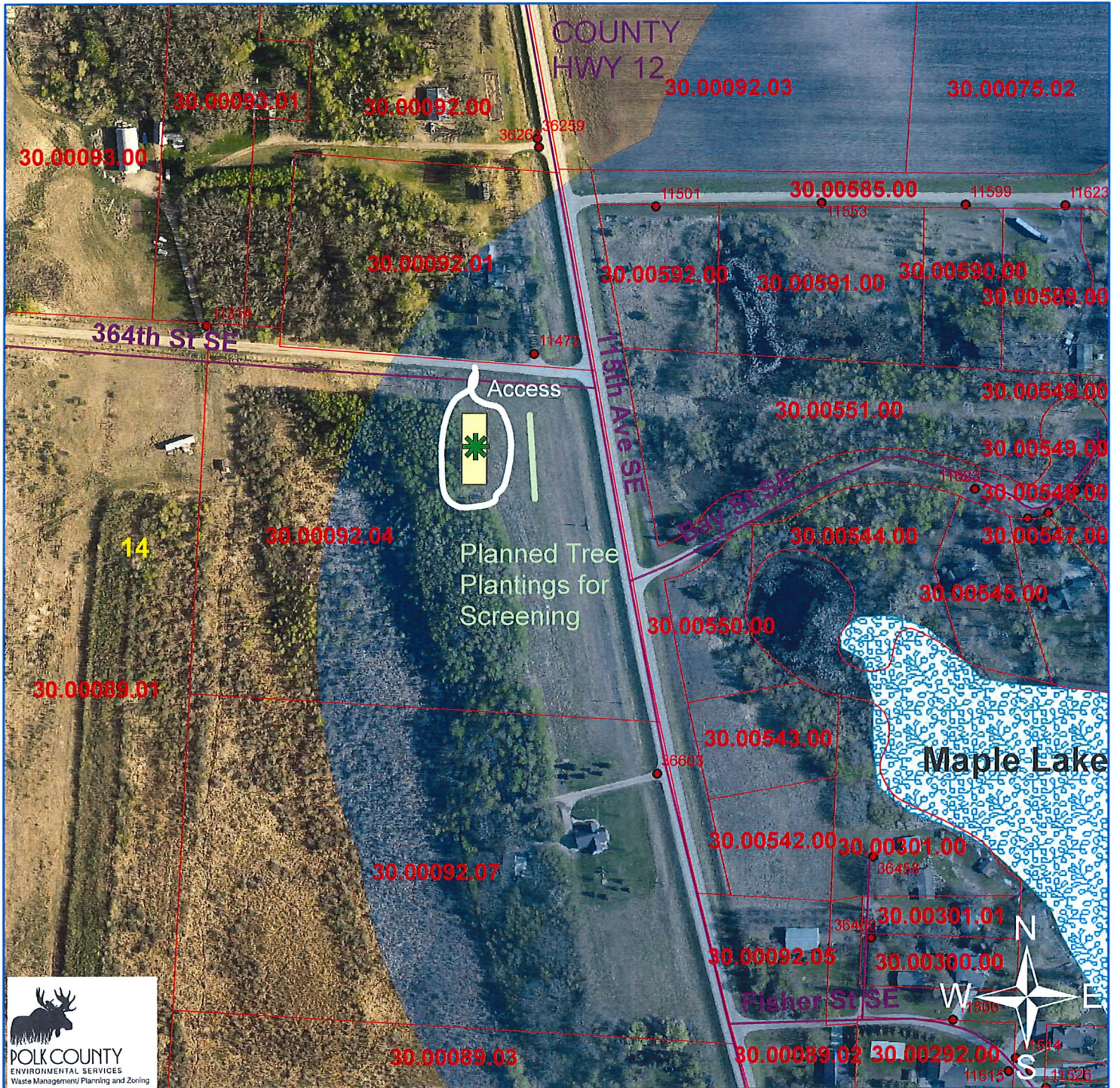
Legend

- E911_Road
- Shoreland District
- Sections
- ✱ Indicates Project Location

*NOTE: Proposed Project is within the shoreland district overlay district of Maple Lake. (1000 feet)

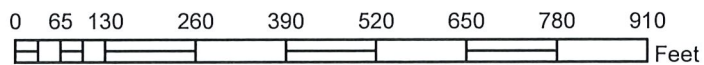
Conditional Use Permit Request (Parcel #30.00092.04); Applicant is requesting a CUP to operate a 48' x 120' rental storage facility business. The proposed use is for self storage and is rental only regulated under PCZO sec.18.1220 & 13.7025. The property is 12.62 acres in size and is located in Godfrey Township section 14 which contains portions of property located in the shoreland district and Agricultural districts.

Map Created 6/8/2020
 By: Jacob Snyder
 Planning & Zoning Admin.



Legend

-  E911_Road
-  Polk_GIS.DBO.Parcels
-  Shoreland District
-  Sections
-  Indicates Project Location
-  Proposed tree screening
-  Proposed Access



Conditional Use Permit Request (Parcel #30.00092.04); Applicant is requesting a CUP to operate a 48' x 120' rental storage facility business. The proposed use is for self storage and is rental only regulated under PCZO sec.18.1220 & 13.7025. The property is 12.62 acres in size and is located in Godfrey Township section 14 which contains portions of property located in the shoreland district and Agricultural districts.

*NOTE: Proposed Project is within the shoreland district overlay district of Maple Lake. (1000 feet)

Map Created 6/8/2020
By: Jacob Snyder
Planning & Zoning Admin.