

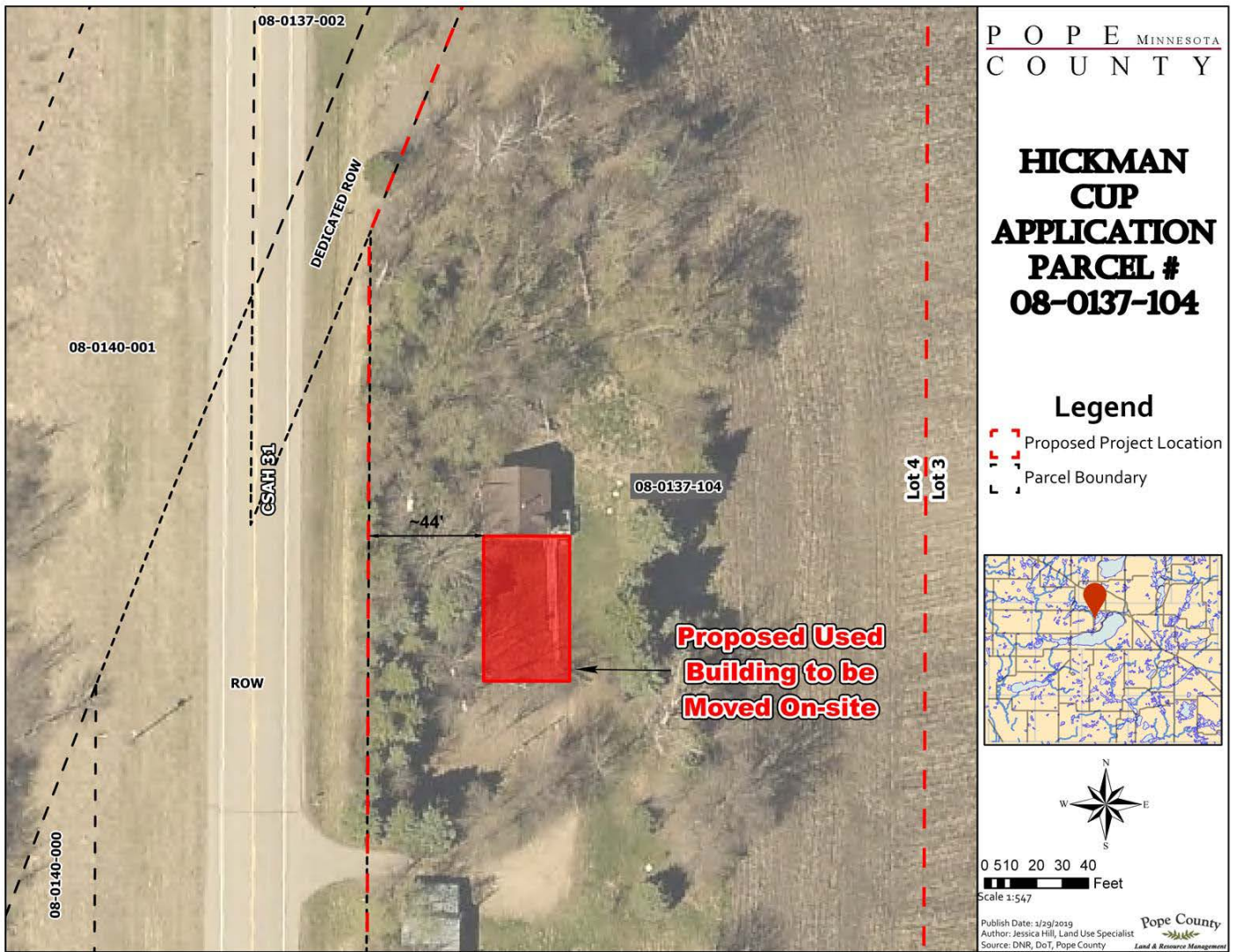
PLANNING ADVISORY COMMISSION

STAFF REPORT

Applicant: Marita Hickman

Application: Conditional use permit to move in a used building on a lot less than 5 acres in a Shoreland-Recreational Development (S-RD) zoning district per Pope County Land Use Controls Ordinance section 4.6.13.A.3.

Location: Lot 4, Block 1 of Pelican Lake Meadows, Section 16, Township 125 (Minnewaska), Range 38, Pope County, Minnesota.



Background: The applicant is seeking the right to locate a residential structure to the south of an existing residential structure, thereby expanding the existing structure.

Applicable Regulations:

- This application is subject to the criteria and procedures as prescribed in section 11.5 Conditional Use Permit of the Pope County Land Use Controls Ordinance.
- The proposed land use is being considered as a conditional use on a shoreland designated parcel of land as per Pope County Land Use Controls Ordinance section 4.6.13.A.3.

4.6.13. Steel Buildings, Pole Structures, and Other Dwellings:

A. Lots smaller than five acres:

3. Placement of any used building or structure of greater than 200 square feet in area which is to be moved on a lot of less than five acres size shall be by Conditional Use.

Staff Recommendation: *Approve with Conditions*

Based on the findings of fact presented in this report the Staff recommends approving the application with the following conditions:

1. The owner understands that future development of this site is conditioned upon compliance with all provisions of the Pope County Land Use Controls Ordinance.
2. That prior to any construction activities, all necessary permits are secured from Township, County and State agencies.

Staff Findings: The Staff offers the following findings:

1. **The project is in compliance with the setback and other provisions of this ordinance unless a variance has been granted:** The proposed building and use as presented to the county appears to be in compliance with the ordinance.
2. **The use is not in conflict with the County Comprehensive Land Use Plan:** A goal of the Comprehensive Plan is to evaluate the compatibility of use *through separation, siting, development requirements and operating standards*. The proposed use does not appear to conflict with the comprehensive plan as it supports uses of land for residential and recreational purposes and does not present an over-use or high-density use of the land given the size of the parcel.
3. **That the use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish or impair neighborhood property values in the area, and will not interfere with the best interest of the surrounding area or the community as a whole:** The residential structure being proposed to be moved onto the property is a reasonable request. The size and location of the building

will not interfere with future development on adjacent properties, nor is it expected to diminish or impair neighboring property values.

4. **The use will not create an excessive burden on parks, schools, streets, water supply, public drainage systems and other public facilities and utilities which serve or are proposed to serve in the area:** This use is not expected to have a negative impact on public infrastructure.
5. **The structure and sites shall have an appearance that will not have an adverse effect on adjacent properties:** The proposed project involves the placement of a pre-constructed home to the south of the existing residential structure. The site is expected to remain neat and orderly in appearance.
6. **The road on which the project is proposed is adequate to handle increased traffic during construction and operation, and that the use will not cause traffic hazards or congestion:** The existence of the structure expansion is not expected to increase traffic or create hazard, as it is intended to be used as a residential home.
7. **Existing businesses nearby will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare, odor, or general unsightliness:** There are no nearby businesses.
8. **That the establishment of the use will not impede the normal and orderly development and improvement of surrounding vacant property uses predominant to the area:** The predominant neighboring land uses are either agricultural in nature or undeveloped shoreland parcels. The proposed residential structure will not interfere with either use.
9. **That adequate utilities, drainage and other necessary facilities have been or are being provided:** Adequate utilities are existing or will be constructed to serve this use.
10. **That adequate measures have been or will be taken to prevent or control rodents, insects, offensive odors, fumes, dust, noise, and vibration in order that none of these will constitute a nuisance, and that adequate measures have been or will be taken to prevent negative impacts on surface water, groundwater, and air quality, and that measures have been taken to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result:** The proposed use of the building as a residential structure is not expected to create any of the nuisance conditions described above.

Report Appendix

- **Routing Sheet** (*Comments, concerns and conditions*)
- **Public Notice**
- **Supplemental Information**
 - **Attachment 1:** *Proposed House Pictures (Hickman, 2019)*

Routing Sheet Comments, concerns and conditions

Agency

MN DNR No Comments Received
SWCD-Pope *COMMENTS: There are no wetland concerns on this proposal.*

County Department

Assessor *COMMENTS: Contact assessor (Bonnie) with parcel # 08-0137-104 for valuation of used building. Moved from where?*
PROPOSED CONDITIONS: None

Attorney No Comments Received
E911/IT No Comments Received
Recorder No Comments Received

Township

Minnewaska No Comments Received

Other Comments Received

No Comments Received

**POPE COUNTY LAND & RESOURCE MANAGEMENT
POPE COUNTY COURTHOUSE
130 E. MINNESOTA AVENUE, SUITE 113
GLENWOOD, MINNESOTA 56334
(320) 634-7791**

**POPE COUNTY PLANNING ADVISORY COMMISSION
NOTICE OF PUBLIC HEARING FOR
CONDITIONAL USE REQUEST**

Notice is hereby given that a Public Hearing will be held in the Community Room of the Pope County Courthouse, 130 East Minnesota Ave, Glenwood, MN 56334 at 6:00 pm or shortly thereafter on Thursday, February 28th, 2019, where the Pope County Planning Advisory Commission will consider a conditional use request per Pope County Land Use Ordinance sec. 11.5.

Description of Request: Conditional Use hearing on the application by Marita Hickman, if granted would permit applicant to move in a used building on a lot less than 5 acres in a Shoreland-Recreational Development (S-RD) zoning district per Pope County Land Use Controls Ordinance section 4.6.13.A.3.

Legal Description/Site Location: Lot 4, Block 1 of Pelican Lake Meadows, Section 16, Township 125 (Minnewaska), Range 38, Pope County, Minnesota.

Dated: February 11, 2019

By: Jessica Hill
Land Use Specialist
Land & Resource Management

Supplemental Information Attachment 1:
Proposed House Pictures (Hickman, 2019)

Proposed House Pictures



Proposed House Pictures

