

Applicant

James Pahl
14129 507th Ave
Vernon Center, MN 56090

Request and Location

Conditional Use Permit to transfer a development right from the NW ¼ of the SW ¼ to the SW ¼ of the SW ¼ all located in Section 20, Vernon Center Township.

Project Proposal

The applicant is requesting a transfer of development rights from the NW ¼ of the SW ¼ to the SW ¼ of the SW ¼ all located in Section 20, Vernon Center Township. There is already one home in the receiving quarter-quarter, which triggers the need for this transfer. The sending Qtr Qtr consists entirely of tillable land. The receiving Qtr Qtr consists of tillable land and an 8.27 acre wooded grove and building site. Pending the outcome of this transfer of development rights, a second dwelling will likely be located in the existing wooded grove. The applicant has not yet decided how the Qtr Qtr will ultimately be split. If the Qtr Qtr is to include three or more parcels, the proposed split will be required to go through a formal subdivision plat process.

Zoning

Both the receiving and the sending quarter-quarters are zoned Agricultural.

Land Use Plan

This proposal does not conflict with the Land Use Plan.

Existing Land Use, 1/4 mile

North: Cropland.

East: Cropland.

South: CSAH 10, one residence and Cropland.

West: Cropland.

Access

Access to the proposed lot will be from a publically dedicated roadway, CSAH 10.

NATURAL RESOURCES INFORMATION

Topography

The topography of the area is fairly flat to gently rolling.

Floodplain

The proposal is not within a floodplain area.

Shoreland

The proposal is not within a shoreland area.

Wetlands

According to the National Wetlands Inventory, there are no known wetlands on the property. However, there are potential wetlands in the receiving Qtr Qtr that will need to be addressed prior to any development or drainage changes.

Township Board Review

At the time this report was written, no input had been received from the Township.

STAFF REVIEW

Environmental Health Comments

Septic Review -A compliance inspection of the existing dwelling has been submitted and the system was found to be compliant.

Well Review - Wells will be reviewed when the property is split or when a construction permit is applied for.

Wetland Review - There are potential wetlands in the receiving Qtr Qtr that will need to be addressed prior to any development or drainage changes.

OPINIONS

Based on the information submitted by the applicant, contained in this report, and as required in Sec. 24-46 of the County Code, the following opinions have been developed for this request:

1. That the proposed use conforms with the county land use plan.
2. The demonstrated need for the proposed use.
3. That the proposed use will not degrade the water quality of the county.
4. That the proposed use will not adversely increase the quantity of water runoff.
5. That soil conditions are adequate to accommodate the proposed use.
6. That the proposed use does not create a potential pollution hazard.
7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
9. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.
10. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

11. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.

12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

13. That the density of proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable zoning district.

14. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals and general welfare.

15. That the intensity of the proposed residential development is not greater than the intensity allowed in the Agricultural Zoning District. Section 24-111 of the Agricultural District States: "Owners of property, residents, other users of property in the agricultural zone, and neighboring properties adjacent to the agricultural zone may be subjected to inconvenience or discomfort arising from normal and accepted agricultural practices and operations including, but not limited to; noise, odors, dust, operation of aircraft and late night operation of farm machinery, the storage and application of manure, fertilizers, soil amendments, herbicides, and pesticides associated with normal agricultural operations."

RECOMMENDATIONS

Staff recommends **approval** of the Conditional Use Permit to Transfer the Development from the NW ¼ of the SW ¼ to the SW ¼ of the SW ¼ all located in Section 20, Vernon Center Township without any conditions. Conditions will be attached as provisions of pending construction permit(s).

ATTACHMENTS

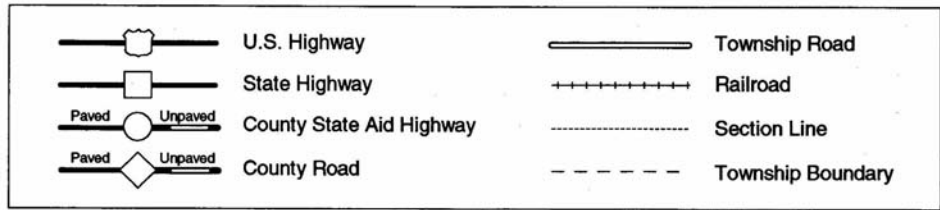
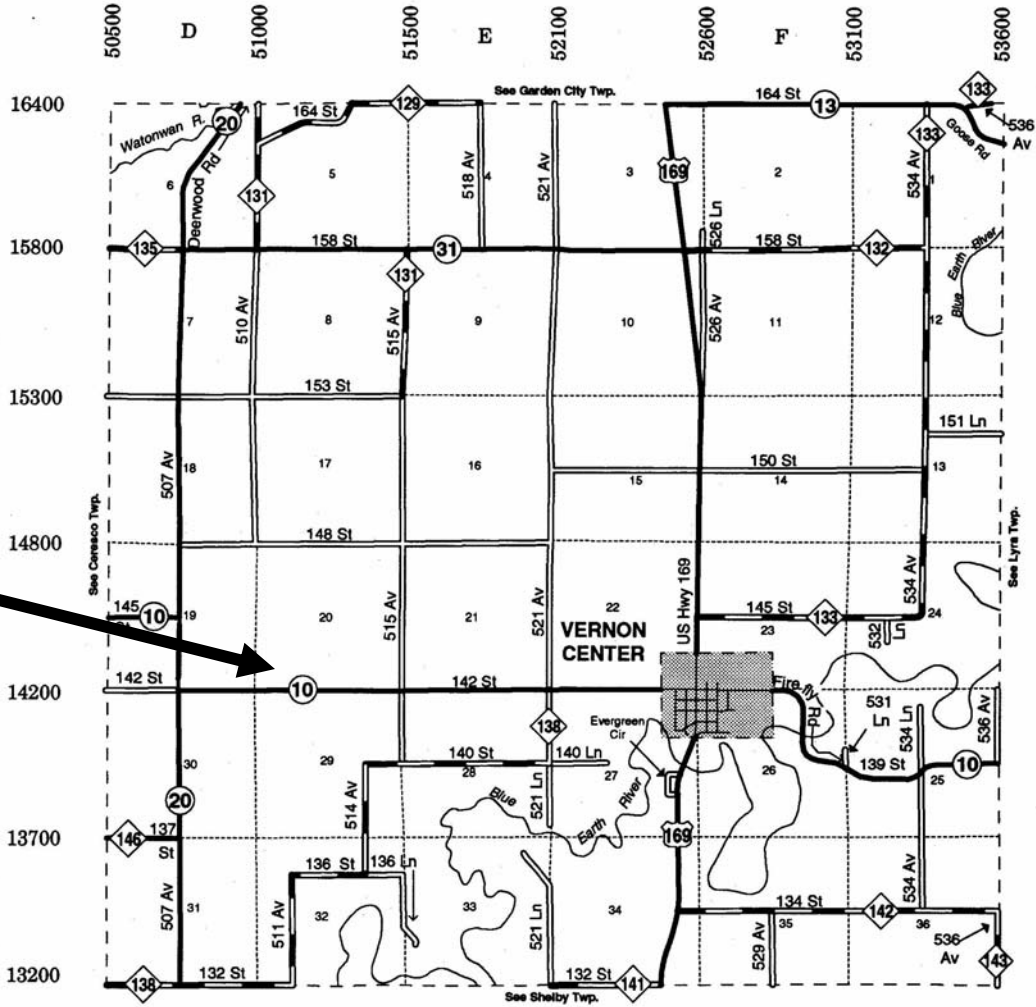
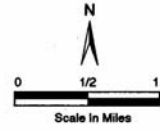
A-1, General Location Map

A-2, General Site Map

A-1 General Site Map

Vernon Center

T 106 N - R 28 W



A-2 General Site Map

----- County Tile Ditch

● Existing Dwelling



0 750 1,500 Feet



Disclaimer: This map was created using Blue Earth County's GIS and was created for specific internal County uses. It is intended to be used for reference purposes only and does not represent a land survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Blue Earth County or its employees.