
ALEXANDRIA TOWNSHIP

PLANNING COMMISSION

MEETING PACKET FOR
March 24, 2014



PRELIMINARY AGENDA
Alexandria Township Planning Commission
March 24, 2014
6:00 p.m. – Township Conference Room

Call to Order

Adopt Agenda

Approve Minutes

February 24, 2014

Public Hearing

1. Interim Use Permit application to allow a Nursery/Garden Store and related signage in the Rural Residential zoning district. Douglas and Shirley Jacobson, applicants. Property is located at 6101 Alyssa Lane NE, Alexandria, MN. Legal description as follows: Section 2, Twp 128, Range 37, Lot 3, Block 1 of Anderson Acres. AC 4.90. PIN: 03-0013-050.

Zoning Administrator's Report

New Business:

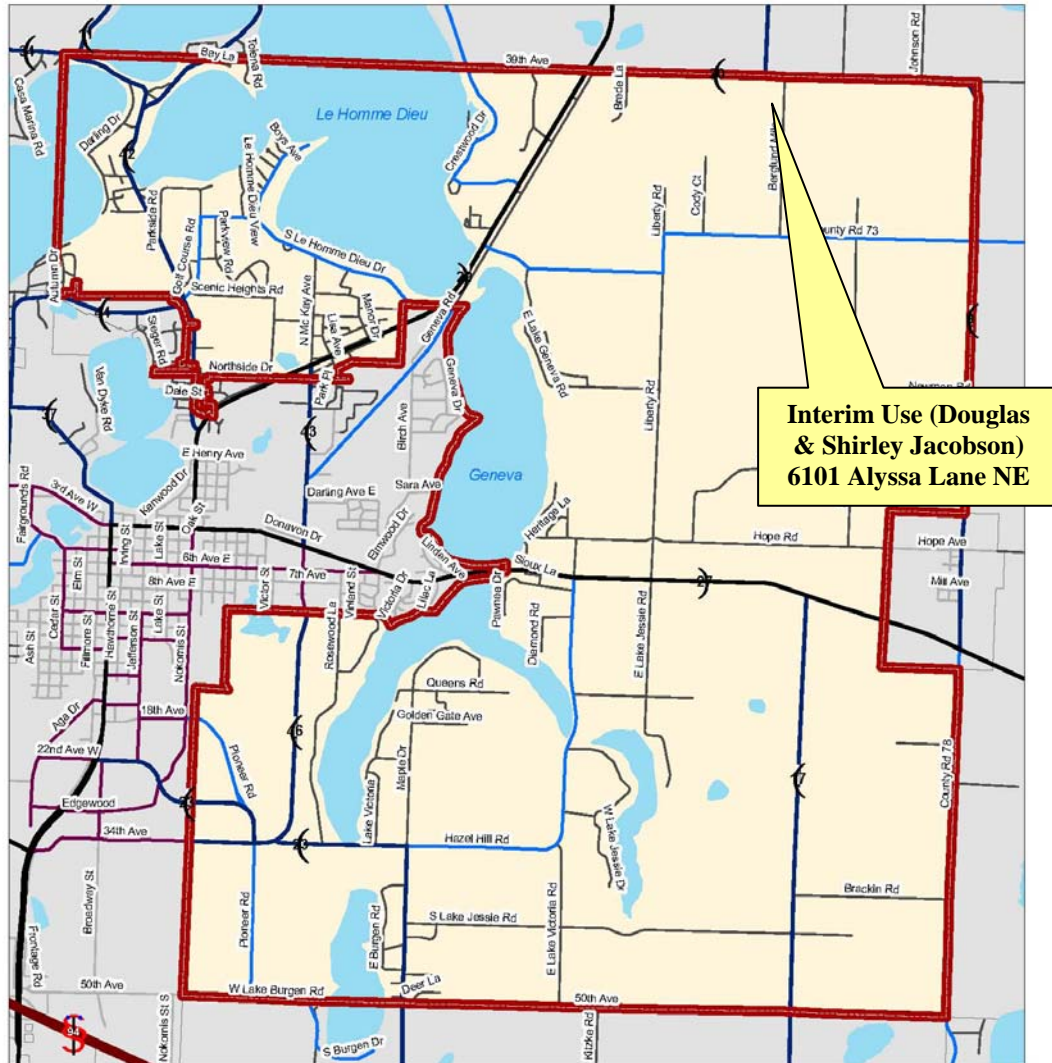
Old Business:

1. Training – Developing Effective Comprehensive Plans
2. Discussion – Comprehensive Plan Update

Adjournment

****NOTE:** This is a preliminary agenda, subject to change at any time.

**LOCATION MAP FOR
MARCH 24, 2014
PLANNING COMMISSION
APPLICATIONS**



The public hearing will be held on
March 24, 2014 beginning at 6:00 pm.

The public hearing will held at the Township meeting room at 610 Fillmore Street,
Alexandria. Enter in middle of building – same entrance for Trumm Home Medical and
AAEDC.

STAFF REPORT

Application: Interim Use Permit application to allow a Nursery/Garden Store and related signage in the Rural Residential zoning district.

Applicant: Douglas and Shirley Jacobson

Agenda Item: 4(a)

Background Information:

- ☐ **Proposal:** The applicants are proposing to make use of an existing building and greenhouse for a Nursery/Garden Store. The applicants have stated that they intend to make the facility available to residents at the Alexandria Opportunities Center for the development of skills and recreation opportunities, but would also like to make use of the site for retail sales of garden products/flowers.

The property on which this sits does not currently have a dwelling, per se, although the storage building to which the greenhouse is attached does contain kitchen facilities (a sink, a large refrigerator and a stove/oven) and a chemical toilet. There are no sleeping facilities/bedrooms on the property.

The property has road frontage on both Alyssa Lane and Berglund Mile although the driveway serving the building/greenhouse is currently only from Alyssa Lane.

The property is part of a 7-lot residential subdivision (Anderson Acres) which was platted in 2000 after approval by Douglas County. There is also a 12-lot residential subdivision (Roob Estates/Airway Acres) immediately to the west of the Anderson Acres subdivision. To the east (across Berglund Mile) and to the south are large unplatted parcels which appear to serve primarily as wildlife/open space and are not currently being actively farmed.

- ☐ **Location:**
 - o Property Address: 6101 Alyssa Lane NE
 - o Sec/Twp/Range: 2-128-37
 - o Legal Description: Lot 3, Block 1 of Anderson Acres
 - o Parcel Number(s): 03-0013-050

- ☐ **Zoning:** Rural Residential (RR)

- ☐ **Lot size:** Approx. 4.9 acres.

- ☐ **Septic System Status:** There is not an existing sewer system on the property. There is a portable toilet outside near the greenhouse and a chemical toilet inside the building. There is plumbing into the building from the private well on the property, which provides water to the sink and to the greenhouse for watering of plants. The sink discharges to the outside of the building, and according to the applicant, is collected in a bucket as there is very little flow from the sink.

State rules and the Township's zoning ordinance require collection and treatment of all sewage. Waste water from a sink is considered sewage.

- ☐ **Natural Features:**

Floodplain: The property is not within an identified floodplain.

Bluff/Steep Slopes: The site is relatively flat and does not contain any bluffs or steep slopes.

Wetlands: There do not appear to be any wetlands on the property that would impact the proposal.

Trees: The existing lots contains a number of small trees, but which appear to have been planted by the current or previous property owners.

□ **Permit History:**

- 2005 – 10' x 24' storage shed
- 2003 – 34' x 44' storage building
- 2013 – Approx. 26' x 60' greenhouse (constructed without permits – after-the-fact fee has been paid but permit has not yet been issued – partly pending the outcome of this Interim Use application)

Applicable Statutes/Ordinances:

SECTION III. ZONING DISTRICT REGULATIONS

- B. Uses Permitted. The following set of tables establishes the uses permitted, permitted by conditional or interim use permit, or not permitted. **All uses are subject to the requirements or performance standards of this ordinance.** Performance standards applicable to uses in all zoning districts are given in Section V.

COMMERCIAL USES	RCR	RR	UR	RS	CS	C-U	C-R	I
Nurseries/garden store	IU	IU	X	X	X	P	P	P

SECTION V. PERFORMANCE STANDARDS

B. OUTDOOR STORAGE.

In all zoning use districts, all materials and equipment shall be stored within a building or fully screened so as not to be visible from adjoining properties and/or a public road except for the following: operable equipment for recreational use and equipment being temporarily used on the premises, agricultural equipment and materials if they are used or intended for use on the premises, off-street parking of operable passenger automobiles and pick-up trucks and storage of firewood for home heating.

D. SCREENING.

Where any business or industry (i.e., building, parking or storage) is located adjacent to property zoned for residential use or where residential housing exists or where it is located adjacent to a public or private institution or park and recreational area, that

business or industry shall provide appropriate screening along the boundary of the residential property. Screening shall also be provided where a business or industry is across the street from a residential zone or residential housing.

The screening required in this section shall consist of earth mounds, berms or ground forms; fences and walls; landscaping (plant materials) or landscaped fixtures (such as timbers) used in combination or singularly so as to block direct visual access to an object. The use of discarded tires is an inappropriate form of screening material.

E. PARKING REQUIREMENTS.

1. Minimum Size Regulations

- a. Each space shall contain a minimum area of not less than three hundred thirty-five (335) square feet, a width of not less than nine (9) feet and a depth of not less than twenty (20) feet. Each space shall be adequately served by an access drive of at least twenty-six (26) feet in width.

2. Reduction and Use of Parking Space.

- a. On-site parking facilities existing at the effective date of this Ordinance shall not be reduced to an amount less than that required under this Ordinance for a similar new building or use. On-site parking facilities provided to comply with the provisions of this Ordinance shall not be reduced below the requirements of this Ordinance. Such required parking space shall not be used for the storage of goods or for storage of vehicles that are inoperable or for sale or rent.

3. Computing Requirements.

- a. In computing the number of parking spaces required, the following rules shall govern:
 - (1.) Floor space shall mean the gross floor area of the specific use.
 - (2.) When fractional spaces result, the parking spaces required shall be construed to be the nearest whole number.
 - (3.) The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature, as determined by the Zoning Administrator or the Township Planning Commission.

5. Yards.

- a. On-site parking requirements shall not be subject to front, side and rear yard regulations for the district in which parking is located, except that:

In any commercial or industrial district, no parking shall be located within ten (10) feet of any property line that abuts any residential (UR, RR, RCR) or shoreland district.

6. Buffer Fences and Planting Screens.

- a. On-site parking areas near or abutting a residential (UR, RR, RCR) or shoreland district shall be screened by a buffer fence of adequate design or a planting buffer screen. Plans of such screen or fence shall be submitted for approval as part of the site plan, and such fence or landscape shall be installed as a part of the initial construction.

7. Required Number of On-Site Parking Spaces.

- a. On-site parking area of sufficient size to provide parking for patrons, customers, suppliers, visitors and employees shall be provided on the premises for each use. The minimum number of required on-site parking spaces for the following uses shall be as follows:

Land Use	Number of Parking Spaces	Unit Measure
Retail Sales and Service Establishments	1	200 Sq.Ft. Floor Area
Storage, Wholesale and Warehousing	That space which is solely used as office shall comply with the office use requirements. +1 +1	750 Sq. Ft. Floor Area Company owned Truck (if not stored inside building).

8. Loading and Unloading Requirements.

- a. Loading and unloading areas for goods, supplies and services shall be sufficient to meet the requirement for each use.

SECTION VI. ADMINISTRATION

H. INTERIM USE PERMIT¹.

1. Purpose.

The purpose of an interim use permit is to allow a temporary use that is not designated as permitted or conditionally permitted but is acceptable for a limited period of time subject to conditions set forth in this section. An interim use is granted to a particular individual or other applicant and does not accrue to the subject property.

An interim use is intended to allow a use that is presently acceptable but that, with anticipated development, will not be acceptable in the future, or will be replaced in the future by a permitted or conditional use allowed within the respective zoning district.

¹ Entire section added 12/7/2009 (Resolution #09-05)

Buildings and other improvements allowed by interim use shall be of a size and nature such that they can be easily removed from the property or will conform to zoning regulations for permitted or conditional uses should the interim use permit expire.

2. Criteria for Granting Interim Use Permits.

- a. In granting an interim use permit, the Alexandria Town Board shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety and general welfare of occupants or surrounding lands. The criteria used for reviewing conditional use permit shall also be used when considering interim use permits, along with the following additional considerations:
 - (1.) The use will conform to the applicable zoning regulations, including any dimensional restrictions the regulations may impose on buildings or uses; and
 - (2.) The use will terminate upon a date or event that can be identified with certainty and/or clarity; and
 - (3.) The use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and
 - (4.) The use will be subjected to, by agreement with the property owner, any conditions that the Town Board deems appropriate in allowing the proposed interim use, including a condition that the owner will provide an appropriate surety to cover costs that would be necessary to eliminate the interim use from the property, including removal of buildings, equipment, restoration of the landscape to a suitable condition or other appropriate and necessary costs.

3. Termination of an Interim Use Permit.

- a. An interim use permit shall terminate upon the occurrence of any of the following events, whichever comes first:
 - (1.) Five (5) years from the initial approval of an interim use, unless a shorter time period is specified in the initial approval. After the initial approval period and if a renewal is approved by the Township, the interim use permit shall terminate upon the date or event stated in the permit approval; or
 - (2.) When the use has been discontinued for one year or more; or
 - (3.) When there is a change in ownership of the property of any kind, unless the Town Board approves such change in ownership as not substantially changing who is operating and/or managing the use and property. Such requests must be presented to the Planning Commission for a recommendation to the Town Board, but need not require a public hearing; or

- (4.) Within 24 months of the date of an amendment to the Zoning Ordinance that no longer allows the use as an interim or permitted use.
- (5.) When any of the conditions have not been adhered to and the applicant has not corrected the violation upon written notice of the violation from the Zoning Administrator within the timeframe specified in such written notice;² or
- (6.) When there have been more than two separate violations of any condition of approval (such violations need not be of the same condition), even if the previous violations have been corrected upon written notice from the Zoning Administrator.²

4. Renewal or Amendment of Interim Use Permit.

- a. Renewal: An application to extend an interim use permit may be renewed within 24 months prior to the date or event upon which it is to expire. The application shall be processed and administered as if it were a new application. Should such application to renew be denied, the applicant shall be allowed to continue the use until the expiration of the interim use permit provided all conditions of the original approval are being met. If the application to renew is approved, the Township shall specify a new date or event on which the renewed permit will expire. There shall not be a limit on the number of times an interim use permit may be extended. Application fees for renewal of an interim use permit shall be as established in the Township fee schedule.
- b. Amendment: Any change in an approved interim use permit involving more than minor structural alterations, enlargement, intensification of use, or similar changes not specifically permitted by an interim use permit, as determined by the Zoning Administrator, shall require an amended interim use permit to be reviewed as if it were a new interim use permit.

5. Procedure.

- a. An application for an interim use permit shall follow the same procedures applicable to a conditional use permit, as outlined in this Ordinance.
- b. The township hereby reserves the right, upon approval of an interim use, to inspect the premises in which an interim use is being conducted to ensure compliance with the provisions of this section or any additional conditions imposed.
- c. An interim use permit shall only be terminated by the Town Board after the Planning Commission has provided its recommendation following a public hearing.³

² Amended 3/21/2011 (Resolution #11-02)

³ Amended 3/21/2011 (Resolution #11-02)

Staff Findings: The following findings of fact are presented by Staff for consideration by the Planning Commission:

1. **The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area:**

Needs discussion. No additional burden on parks or schools would be expected because it will not involve additional residents or school-age children and there will not be a need for any expansion or improvement to utilities. The impact on streets will likely have the greatest impact as heavy delivery truck traffic and increases in passenger vehicle traffic could potentially increase the need for dust control or grading on both Berglund Mile and Alyssa Lane. If traffic were to come primarily from County Road 9 to the north, it would impact about 900 feet of Berglund Mile and about 380 feet of Alyssa Lane (just less than ¼ mile in total). The applicant indicates they would expect about 12 vehicles per day and 6 or fewer truck deliveries per year. Berglund Mile and Alyssa Lane are both gravel roads. County Road 9 is a paved road designed for 9-ton per axle.

2. **The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land:**

Needs discussion. Anytime a commercial or semi-commercial use is placed in a residential setting, there is a potential for a decrease in the attractiveness of nearby properties for residential use. Much of this potential depends on the scale of the commercial operation and the degree to which it changes the character of the neighborhood. The above condition implies that with proper screening or separation from nearby residential uses, such a use can still be appropriate.

In this case, the primary factors that might depreciate residential property values in the area or make additional development less attractive would be 1) excessive amounts of traffic; 2) a constant flow of vehicles and customers/visitors to the commercial property which degrades neighbors enjoyment of their properties and 3) the potential for unusual amounts of noise coming from the proposed use.

Staff recommends that the Commission discuss all of these issues, and any others they feel are relevant, and develop appropriate findings of fact in its decision.

3. **The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties:**

Needs discussion. Currently, the property appears to be well-kept and would not appear to have an adverse impact on adjacent residential properties. The greatest potential for such an impact would appear to be if the greenhouse or building were to fall into disrepair or if additional structures/equipment were to be stored outdoors in such a way as to detract from the appearance of the property. These could be addressed with conditions limiting the amount of outdoor storage and requiring that the property be kept in a neat appearance.

4. **The use in the opinion of the Town Board is reasonably related to the overall**

needs of the Township and to the existing land use:

Needs discussion. The Township, through the Rural Residential Zoning district, is generally seeking for this area to be populated with larger lot single-family housing. In that sense, this proposal conflicts with that intent – although that is perhaps mitigated by the fact that the buildings on the property are not significantly out of character with residential use and the primary activity taking place outside would be gardening. The Township also has a general interest in maintaining property values; it is unclear whether the proposed use would increase the value of the subject property and whether it would have a positive or negative impact on nearby properties. In Staff's opinion, such a use would be more likely to have a negative impact on surrounding property values than positive, although if business activity on the site is not excessive it would not likely have much significant impact on neighboring property values.

5. The use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to located the proposed use:

Needs discussion. The area of the proposed development has been zoned as "Rural Residential." The purpose of this district is:

"The Rural Residential district is intended to provide opportunities for moderate density (one dwelling per 2.5 acres) residential development of a semi-rural, suburban character. Areas chosen for this district are generally located far from any public sewer or water but are located within about one-quarter (1/4) mile of roads capable of handling significant additional traffic. It is intended that non-intensive agricultural and recreational open space will be the primary uses initially, but that these areas will slowly convert to moderate density residential development over a period of twenty (20) years or more. Urban density development and associated infrastructure are not expected to be feasible or desirable in this district for at least fifteen (15) years."

See discussion in Items #1-4 above. The commercial/semi-commercial use proposed for the property is not consistent with the Rural Residential zoning district in which it lies. However, nurseries and garden stores are allowed as an interim use – suggesting that the Township is open to such uses provided they are properly designed and managed.

6. The use is in conformance with the Comprehensive Plan of the Township:

Needs discussion. The comprehensive plan identifies the area of the proposed development in the Future Land Use Map as Rural Conservation Residential:

Rural Conservation Residential: The purpose of this land use category is to provide opportunities for residential development in areas of the Township not expected to be consistent with urban densities of housing within the next twenty-five (25) years, but that may be consistent over a fifty (50) year time frame. These areas may be developed at rural or semi-rural densities, but are intended to be designed in a manner than protects

sensitive or unique natural or cultural resources that exist on or near the property. As such, any residential subdivision in this area at a density inconsistent with the protection of sensitive or unique natural or cultural resources must be developed with a conservation subdivision design (typical “lot-block” designs are not considered appropriate).

Residential subdivisions in this district shall also allow for a transition to urban densities of housing in an orderly and efficient manner as sewer, water, or other public infrastructure or services become available. This may be accomplished through ghost platting, conservation subdivision designs that cluster homes on urban-sized lots, provision of urban sewer or road infrastructure at the time of development, or by other appropriate means.

Long-term commercial/industrial uses that are incompatible with residential uses should not be allowed in this district.

Typically, the intent of this district is not for long-term commercial uses if they are incompatible with residential uses. The proposed use on the property for a nursery/garden store involves factors which could be seen as conflicting with the main residential use of the area. Whether they actually become a problem or not depends largely on how the property with the proposed nursery/garden store is maintained and managed and the scale to which the business operates.

7. The use will not create a traffic hazard or congestion:

Yes. The proposed nursery/garden store will certainly have the potential to increase traffic to the point where it becomes a nuisance to neighboring property owners, and possibly to the point where it would require additional road maintenance by the Township, but seems unlikely to be such that it would create a hazard or congestion. Both Berglund Mile and Alyssa Lane are relatively lightly traveled roads and congestion is unlikely to occur given the anticipation of no more than 12 vehicle trips per day to the proposed business and the relatively infrequent deliveries from large trucks.

8. The use will conform to the applicable zoning regulations, including any dimensional restrictions the regulations may impose on buildings or uses:

Yes. The existing buildings conform to all applicable zoning regulations for height, size and setbacks. The use of the property as a nursery/garden store is allowable as an interim use.

9. The use will terminate upon a date or event that can be identified with certainty and/or clarity:

Yes. The ordinance specifies that a termination date for all interim uses should be set. If the permit were granted, and then later not renewed, the buildings on the property would not be overly difficult to convert to typical residential use (a greenhouse, while not typical, could relatively easily be removed or used for residential/personal purposes).

10. The use will not impose additional costs on the public if it is necessary for the public to take the property in the future:

Yes. The main potential for additional costs to the public would be if the site became filled with equipment, machinery, etc... and was then abandoned by the owner. In such a case, the Township may incur clean up costs. However, with proper limitations on the amount of material/equipment that can be stored or displayed for sale on the property and because the nature of the proposed use would be plants rather than buildings or equipment, it would seem very unlikely that any clean-up costs would be excessive. The buildings and structures on the site, as noted above, would lend themselves to residential use that is typical in the neighborhood.

11. **The use will be subjected to, by agreement with the property owner, any conditions that the Town Board deems appropriate in allowing the proposed interim use, including a condition that the owner will provide an appropriate surety to cover costs that would be necessary to eliminate the interim use from the property, including removal of buildings, equipment, restoration of the landscape to a suitable condition or other appropriate and necessary costs:**

Needs discussion. If the Township so chooses, it could require a surety (e.g. bond or cash escrow) to cover the cost of removing materials or buildings from the site. Due to the nature of the proposed use, with very little equipment expected on the site, this may not be necessary.

Planning Commission Direction: The Planning Commission may recommend approval of the proposed use as an interim use, denial of the request(s), or table the request(s) if the Commission should need additional information from the applicant. If the Commission should approve or deny the request, the Commission should state the findings which support either of these actions.

Staff Recommendation: Based on the findings of fact and discussion listed above, Staff recommends the Commission discuss whether they feel that the proposed use will be suitable for the neighborhood – with appropriate conditions imposed – or whether it would be a detriment to the neighborhood and surrounding property values regardless of any potential conditions of approval.

If the interim use is approved, Staff recommends consideration of the following conditions of approval:

1. That the applicant installs a compliant septic system on the property, or eliminates any interior sinks and plumbing except that necessary for watering of the plants in the greenhouse. Staff has consulted with County staff (the Township's contracted sewer inspectors) and confirmed that a holding tank can be acceptable given the low water flow. The Commission, if it allows a holding tank rather than a full system with drainfield, may wish to require that a design be submitted which shows where a drainfield could be located and that area protected from any soil disturbance (including gardening activities) or activities that would compact the soil. Whether a holding tank is required, or there is an allowance for the use of portable toilets, the applicant should maintain a contract with a local septic pumper or portable toilet company for maintenance. The contract will be subject to inspection by the Township on at least an

annual basis.

2. That the hours of operation allowed for retail sales or outside group activities be limited to between ____ am and ____ pm to help protect the residential nature of the neighborhood.
3. That the days of operation allowed for retail sales and possibly outside group activities be limited to only certain days of the week (i.e. Monday through Saturday or for no more than two days per week, etc...)
4. That the months of operation allowed for retail sales be limited to between the expiration of spring time road restrictions each year and October 31.
5. That the property maintains an appearance more like a residential setting than a business setting, consistent with the requirements of the ordinance. This shall include, at a minimum:
 - a. No outdoor storage of equipment, potted plants or other such materials within ____ feet of the center of Alyssa Lane and ____ feet of Berglund Mile;
 - b. No more than ____ square feet of area outside of a building or the greenhouse to be used for the display of plants or other items for sale;
 - c. Any signage for the facility shall be limited to no more than ____ sq ft in size (Note: the size of sign allowed for a High Activity Home Occupation in the ordinance is 35 sq ft);
 - d. A buffer of trees or shrubs at least 4 ft in height, or other screening material acceptable to the Township, shall be planted or maintained near the south and southwest property lines (between the main building and Alyssa Lane on the west and between the west property line and the east property line along the south boundary).
6. That the applicant must construct a driveway off of Berglund Mile (subject to approval by the Township engineer) with adequate space for visitors and customers to park and turnaround on the property and that all delivery, pick-up, and other traffic associated with customers or outside groups be directed to that driveway. A minimum of ____ passenger-vehicle sized parking spaces shall be provided.
7. That large truck deliveries be limited to no more frequently than up to 10 times per year. These shall include any trucks larger than a standard delivery van (i.e. UPS, FedEx).
8. That the interim use shall terminate ____ years after the date of its approval by the Town Board, unless one of the earlier events outlined in the Zoning Ordinance triggering a termination occurs first. (Note: Interim Uses are typically granted an initial period of five years, although the Township can establish any timeframe that it feels is necessary to protect the neighborhood and ensure compliance).

Application # _____	Date Application Rec'd ____/____/____ (for office use only)	Fee Collected \$ _____
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**ALEXANDRIA TOWNSHIP
INTERIM USE APPLICATION**

Name of Applicant Douglas Shinsky Jacobson Phone 320-846-7715

Property Address (E911#) 6101 ALYSSA LN Nelson Mn 56355

Mailing Address 105 ERICKSON CIRCLE Local Phone SAME
(if different than above) (if different than above)

City, State, Zip ALEXANDRIA, MN 56308

Applicant is:

Legal Owner ☒

Contract Buyer ☐

Option Holder ☐

Agent ☐

Other _____

Title Holder of Property (if other than applicant)

(Name)

(Address)

(City, State, Zip)

Signature of Legal Owner, authorizing application (required): Douglas Jacobson
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Property ID # (9 digit # on Tax Statement) 08-0013-050

Full legal description of property involved in this request, including total acreage (required - attach separate sheet if necessary):

SECT-02 TWP-128 Rng-37 Lot-003 BCK-001

ANDERSON ACRES - 4.9 acres

Zoning District _____, Lake Name (if applicable) _____

What are you proposing for the property? State nature of request in detail:

Vegetable growing, Perennials, Small Greenhouse
Whole Sale - Dorn Retail -

What changes (if any) are you proposing to make to this site?

Building: _____

Landscaping: ORICE Trees, Fruit trees, Pine trees

Parking/Signs: _____

Pursuant to the Alexandria Township Zoning Ordinance, Section VI.G.1, the applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Interim Use will cause no significant adverse effects.

Please complete all of the following questions to the best of your ability (some questions may not apply, depending on the nature of your request):

1. List the date or event that you would like the interim use permit to expire. **NOTE:** *The Zoning Ordinance requires that the initial approval of an interim use permit must expire no later than five (5) years from the date it is approved. After that initial period, you may apply for renewal which may be allowed to continue for a different time period.*

2. Describe the impact of the proposed use on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area. If there is no impact, explain why.

3. Describe the impact of the proposed use on adjacent agricultural or residentially zoned or used land. Describe how the use will be sufficiently compatible or separated by distance or screening so that existing homes will not be depreciated in value and so that there will be no deterrence to development of vacant land. If there is no impact, explain why.

4. Describe whether the structure and site will have an appearance that would have an adverse effect upon adjacent residential properties. If there is no impact, explain why.

5. Describe how the proposed use will be reasonably related to the overall needs of the Township and to the existing land use.

6. Describe how the proposed use will be consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the use would be located.

7. Discuss how the proposed use will be in conformance with the Comprehensive Plan of the Township.

8. Discuss whether the proposed use will create a traffic hazard or congestion. If there is no impact, explain why.

If in Shoreland Areas, please complete all of the following questions:

1. Describe how soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

2. Describe how the visibility of structures and other facilities as viewed from public waters will be limited.

3. Discuss whether the site is adequate for water supply and on-site sewage treatment. Describe why.

4. Discuss whether the types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft. Explain why.

Jacobson Greenhouse/Nursery



PIN: 03-0013-050

Taxpayer: JACOBSON/DOUGLAS L & SHIRLEY A Tax Desc.: AC 4.90

GIS Acres: 4.90

Water Acres: 0.00

ROW Acres: 0.00

Section: 02

Township: 128

Range: 37

Plat Desc.: ANDERSON ACRES

Other Interest:

Disclaimer: Douglas County does not warrant or guarantee the accuracy of the data.

The data is meant for reference purposes only and should not be used for official decisions.

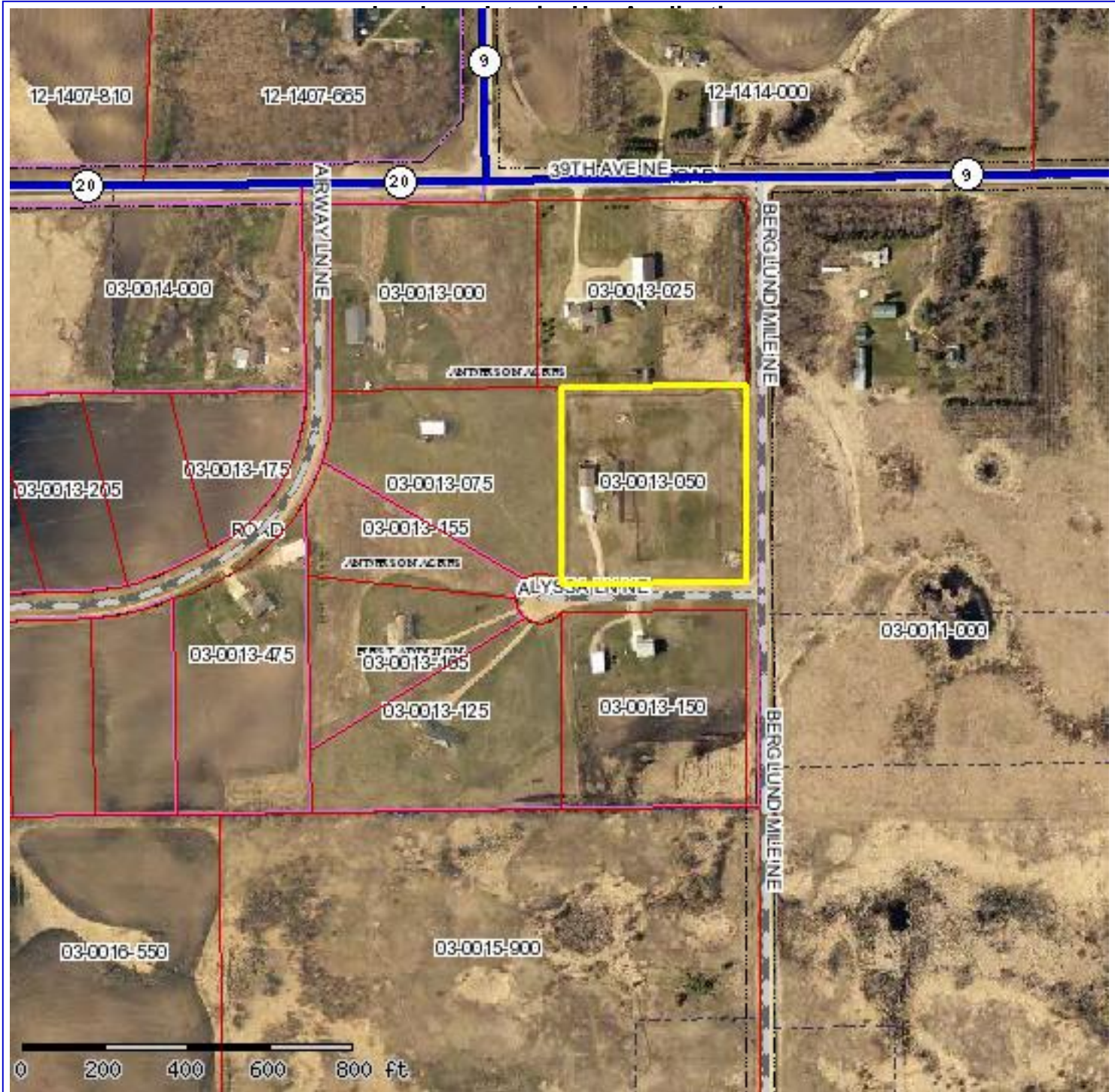
If you have questions regarding the data presented in this map, please contact the Douglas County GIS Department.

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Jacobson Interim Use Application



PIN: 03-0013-050

Taxpayer: JACOBSON/DOUGLAS L & SHIRLEY A Tax Desc.: AC 4.90

GIS Acres: 4.90

Water Acres: 0.00

ROW Acres: 0.00

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