

**Application for Consideration of Planning Request
Jackson County Land Management Office
603 South Hwy 86; Lakefield, MN 56150
(507) 662-6682 x4**



Type of Request: Zoning Amendment Application Conditional Use Request Form
 Variance Request Form Interim Use Request Form

Parcel # Township: Section:
Quarter: Subd/Block/Lot:
Zoning District:

Applicant

Name:
Address:
City, ST, ZIP:
Phone Number:

Land Owner Same as Applicant

Name:
Address:
City, ST, ZIP:
Phone Number:

E-911 Address Same as Applicant

Address: City, ST, ZIP:

Description of Request: *(If a new structure is proposed, include details regarding the structure's dimensions and proposed setbacks if applicable to the request.)*

Reason for Request:

Has a request for a rezoning, variance, or special use permit on the subject site or any part thereof been previously sought? No Yes; When:

Signature of Applicant: _____

Signature of Landowner: _____

By signing this form, the Applicant and/or Landowner states that he/she has received a copy of the criteria for granting a Variance and/or Conditional Use Permit and have submitted a sketch of the affected parcel with the required information listed on the back and any other additional information or documents deemed necessary by the Jackson County Zoning Ordinance and the Land Management Office.

Recording Fee: Board of Adjustment: Approved: Denied:
Public Hearing Fee: Planning Commission: Approved: Denied:
Date Filed: Board of Commissioners: Approved: Denied:

A sketch of the affected parcel must be included with this application in order for the application to be considered complete. It should include the following information:

- | | |
|---|---|
| 1. Indicate North on your sketch | 6. Proposed setback for the structure |
| 2. Location of buildings on the parcel | 7. Location and setbacks of adjacent existing structures |
| 3. List adjacent street names/numbers | 8. Distances between any proposed structures |
| 4. Size of proposed structure on property | 9. Other pertinent information as deemed necessary by the Land Management Office. |
| 5. Dimension of parcel | |

505.1 Criteria for Granting Conditional Use Permits

In granting a conditional use permit, the Jackson County Board shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety, morals and general welfare of the occupants of surrounding lands. Among other things, the County Board shall make the following findings where applicable.

- 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.
- 2) The use will be sufficiently compatible or separated by distance or screening from 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.
- 3) The proposed use will not have a detrimental environmental affect.
- 4) The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
- 5) There shall be no business or advertising signs visible to adjacent dwellings.
- 6) The use in the opinion of the County Board is reasonably related to the overall needs of the County and to the existing land use.
- 7) The use is consistent with the purposes of the zoning code and the purposes of the zoning district in which the applicant intends to locate the purposed use.
- 8) The use is not in conflict with the policies plan of the County.
- 9) The use will not cause traffic hazard or congestion.
- 10) Existing businesses nearby will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare or general unsightliness.

*Refer to section 612.3 for additional shoreland criteria.

501. VARIANCES

- 1) Variances may only be granted in accordance with Minnesota Statutes, Chapter 394, as applicable.
- 2) A variance may not circumvent the general purposes and intent of this ordinance or other official controls or county plans.
- 3) No variance may be granted that would allow any use that is prohibited in the zoning district in which the subject property is located.
- 4) Conditions may be imposed in the granting of a variance to ensure compliance and to protect adjacent properties and the public interest.
- 5) In considering a variance request, the Board of Adjustment must consider whether the variance is being requested solely on the basis of economic considerations.
- 6) In the Flood Plain District, no variance may be granted which permits a lower degree of protection than the Regulatory Flood Protection Elevation.

506.1 Criteria for Granting Variances

Variances may be granted when the applicant for the variance establishes, and the Board of Adjustment determines, that there are practical difficulties in complying with the Zoning Ordinance as that term is defined in this Ordinance and State law.