

# Application for Consideration of Planning Request Jackson County Planning Advisory Commission

Jackson County Land Management Office  
603 So Hwy 86, Lakefield MN 56150  
(507) 662-6682 ext 4

Parcel# :

Township :  Sect :  Qtr :  Subd/Block/Lot :

Land Owner :  Applicant :

Type of Request :

Description of Request :

Reason for Request :

Zoning District :

Has a request for a rezoning, variance or special use permit on the subject site or any part thereof been Previously sought? :  When :

Signature of Applicant: \_\_\_\_\_

Signature of Landowner: \_\_\_\_\_

Recording Fee :

Fee Paid :

Date Filed :

By signing above, the applicant/owner states that he 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 below.

Board of Adjustment Approved :

Denied :

Planning Commission Approved :

Denied :

County Board of Commissioners Approved :

Denied :

Complete your sketch to include the following:

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

### **Criteria for Granting a Conditional Use Permit**

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 proposed use.
- 8) The use is not in conflict with the policies plan of the County.
- 9) The use will not cause a 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.

### **Criteria for Granting a Variance**

Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the Zoning Ordinance. A variance may be granted only in the event the following circumstances exist:

- 1) Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography or other circumstances over which the owners of property since enactment of this Ordinance have had no control.
- 2) The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
- 3) That the special conditions or circumstances do not result from the actions of the applicant.
- 4) That the practical difficulty in this application is not solely an economic consideration.
- 5) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures or building in the same district.
- 6) The variance requested is the minimum variance which would alleviate the practical difficulty.
- 7) The variance would not be materially detrimental to the purpose of this Ordinance, or to the property in the same zone.
- 8) In the Flood Plain District no variance may be granted which permits a lower degree of protection than the Regulatory Flood Protection Elevation.