



8319 County Road 11
 Breezy Point, MN 56472
 Phone: (218) 562-4441
 Fax: (218) 656-1326
www.cityofbreezypointmn.us

Received by City: 10/20/2023
 Application Number: C-23-008
 Non-refundable Fee Paid: 250.00
 Receipt #: _____

Conditional Use Application

Name of Applicant Chuck Lane
 Address 32485 timberlane Email: chuck@kcccompaniesinc.com
 City, State, Zip Breezy Point, Mn 56472
 Phone (320) 304-1683 Alternate Phone _____

Physical Address / Location of Property 9069 Applelane Breezy Point, Mn 56472

Legal Description of Property SEC 15 TWP136 Range 028 Acres 1.91 10207 Copperud First Addition to Breezy Point Lot 3 BLK 1

Parcel ID Number 100152202 ADA009 Zoning District _____

Applicant is:

- Legal Owner of Property
- Contract Buyer
- Option Holder
- Agent
- Other _____

Title Holder of Property (if different than applicant):

Name Patricia K Lane/Charles J Lane, as Trustees of the
 Address Patricia K revocable trust
 City, State, ZIP 9069 applelane breezy point, Mn 56472
 Phone (320) 304-1683

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

Accessary structure 40 by 40 with a 12ft garage door.

Signature of Owner, authorizing application _____

(By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) _____

(By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.

CONDITIONAL USE: A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: 40 by 40 accessory structure

Landscaping: _____

Parking/Signs: _____

2. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

No impact - The weaver point residence have no homes as far as the eye can see. The structure does not have any access from weaver point road the only access is from Apple Lane. The homes on apple lane are in support of structure. Apple lane is a private road for residence of that development. The weaver point residents need to understand that I am allowed a 40 by 40 to build with or without the CUP.

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

My neighbor, the only house currently built in development, has accessory structure. I am allowed based on the 1.91 acre to build a structure of 1600sqft.

4. Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Explain if additional facilities will be required.

No impact as accessory structure has no living space. The drainage is sufficient and does not drain towards weaver point road. Apple lane private road has a ditch on both sides and because of the Sandy soil water will seep into soil rapidly and not hold on surface. The structure is several feet above Apple Lane no wetland on hill.

5. Describe the impact on the character of the neighborhood in which the property is located.

No impact for residents living or that own property on Apple lane. The structure will compliment the other accessory structure. I do not fully understand how the residents of Weaver Point would be effected as there are no homes in a close proximity to my property or structure. The structure itself will have a value and increase my real esate tax therefore there should be no argument that said structure will decrease Value on ones home. Structure meets requirement for 1.91 acres. I don't consider Weaver point as neighbors as they are in a different development.

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

No impact. The accessory structure is for personal use only access is on Apple Lane only. NO access from Weaver Point road so will not affect them.

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

No Impact -accessory structure is on a hill. There is no wetland where structure will be built. Drainage is sufficient.

8. Please include any other comments pertinent to this request.

Structure meets setback requirements. Structure is permitted in development as accessory structure. Neighbor in development has accessory structure. There are several homes around Pelican Lake with accessory structure and last I checked record increased values based on sales even with secondary structures. I personally am offended by the actions of Weaver Point residents, and they come across as bullies this is unfortunate.

INSTRUCTIONS TO THE APPLICANT

Completed applications, with *all* submittal requirements, must be submitted to the Planning & Zoning Department no fewer than **25 days** prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following information **must** be submitted:

- _____ 1. This application must be completed, including responses to all parts of this application.
- _____ 2. The required fee must be paid. See fee schedule for details.
- _____ 3. Legal description of the site.
- _____ 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
- _____ 5. The site plan or should also show the location of all structures and their square footage.
- _____ 6. Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
- _____ 7. Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
- _____ 8. Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
- _____ 9. Proposed drainage plan.
- _____ 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- _____ 11. Soils data showing capability for building and on-site sewage treatment.
- _____ 12. Existing iron pipe boundary monuments marked with proof of survey.
- _____ 13. Approximate location of any proposed signs (if applicable).
- _____ 14. Color scheme for all existing and proposed structures.
- _____ 15. Outside storage proposal.
- _____ 16. Elevation plans for all existing and proposed structures.