

CITY OF ROCKVILLE

City Hall 229 Broadway Street East PO Box 93 Rockville, MN 56369

Planning/Zoning Commission Meeting

Tuesday, June 6, 2017 - 6:00 p.m.

****** BRING YOUR ORDINANCE BOOK TO UPDATE THEM
AGENDA**

1. **Roll Call**
2. **Approval Of Agenda/Amendments**
3. **Approval Of May 2, 2017 Meeting Minutes**
4. **Public Hearing** –Kipland Vale INC - Amendment to Conditional Use Permit
5. **Zoning Ordinance Review** - Tippelt
6. **Other Business**
 - a) Next Meeting **Tuesday** July 11, 2017, 6:00 P.M.
7. **Adjournment**

*This agenda has been prepared to provide information regarding an upcoming meeting of the Rockville City Planning Commission. This document does not claim to be complete and is subject to change.

**MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING HELD
Tuesday, May 2nd 2017, 6:00 p.m. – Rockville City Hall**

Item 1) Roll Call - The meeting was called to order by Chair Bill Becker. Roll call was taken and the following members were present: Brian Herberg, Dave Meyer, Tom Molitor, and Jerry Tippelt.
Staff present: City Administrator, Martin Bode.
Others present were various members of the public.

Item 2) Approval of Agenda/Amendments

Motion by Herberg, second by Meyer, to approve the agenda as presented. Motion carried unanimously.

Item 3) Approval of April 4, 2017 Meeting Minutes

Motion by Meyer, second by Molitor, to approve the April 4, 2017 meeting minutes as presented. Motion carried unanimously.

Item 4) Public Hearing – Amending CUP C. Chanthakhammy dba Import Motors

STAFF REPORT

Re: Request to Amend Conditional Use Permit
Owner: C Chanthakhammy dba Import Motors LLC
Property Address: 1380 Prairie Drive
Legal Description: PIN 76.42146.0815, Section 17, Township 123, Range 029
Lot 6 and 7 Block 2, Prairie Business Park

Conditional Use Permit Requested:

1. Conditional use permit is requested to increase the number of crushed cars on the lot from 40 to 800
2. And Variance from front yard storage

Relevant Information:

1. This property is located in the I-1 District.
2. Property contains 2.02 acres more or less.
3. 8 notices of public hearing were sent out.
4. SECTION 22 I-1 LIGHT INDUSTRIAL Subdivision 4: Conditional Uses (4) reads: Uses the City Council determined to be substantially similar to those listed in this zoning district and not detrimental to the City's general health and welfare.
SECTION 9: General Requirements, Subdivision 3: Outside Storage, (2a) reads: The area occupied is not within a required front yard.

Recommendations:

Consider Approval with these conditions:

- 1) The Entire South and East Fence be made 100 percent opaque, as is the North and West
- 2) Trees - 4' minimum arborvitaes or similar along the entire outside the fence area
- 3) Salvage cars may be stored in the front yard except, no cars may be stored between the front of the building and the South fence
- 4) 11 off street parking spaces must continue to be made available in the front of the building
- 5) No cars or other material maybe stacked higher than the fence
- 6) No more than 800 salvage cars on the lot at one time, must be stacked neatly
- 7) No additional driveway added
- 8) Maintain existing drainage patterns over, under and across the property

- 9) No repairs, storage or parking of salvage cars on street

No one from the public appeared.

Motion by Molitor, second by Tippelt, to close the Public Hearing at 6:05 p.m.

Planning Commission members held a brief discussion.

Motion by Meyer, second by Tippelt, to approve amending the CUP for C. Chanthakhammy dba Import Motors with the conditions noted in the Staff Report, as well as the trees be spaced every 12 to 14 feet apart and that the City will conduct periodic site visits to ensure compliance. Motion carried unanimously.

Item 5) OTHER BUSINESS

- a. Next meeting June 6, 2017 at 6:00 p.m.

Item 10) Adjournment

ADJOURNMENT – Motion by Molitor, second by Herberg, to adjourn the meeting at 6:12 p.m. Motion carried unanimously.

Martin M. Bode
Zoning Administrator

STAFF REPORT:

Re: Conditional Use Permit Request 17-02

Owners: Kipland Vale Inc (Eulalia May Bechtold, Roger Bechtold and Mark Bechtold)

Property Address: 24353 125th Avenue, Saint Cloud, MN 56301, In the City of Rockville, Stearns County, Minnesota.

PID # 76.41610.0500 and PID # 76.41634.0800

A Conditional Use Permit is required for feedlots proposing modifications or expansions exceeding 500 animal units in an A-40 zoning district. Rockville Ordinance Subdivision 25 refers to Stearns County, Minnesota Zoning Ordinance (as amended) Section 6.7.

Amend Conditional Use Permit Requested:

Construct a new 144' by 220' by 4' concrete stacking structure

Relevant Information:

- 1) This property is located within the A-40 District and the Special Protection – Ag District Overlay.
- 2) Adjacent property is zoned the same.
- 3) Access to the property is by 125th Ave or Glacier Rd.
- 4) Property contains 240 acres
- 5) Animal unit capacity will remain at 790.
- 6) The main objective is to construct a concrete waste storage structure to address the stockpiling of manure on sensitive soils and meet the producer's needs. The structure will be sized to provide 7 months of storage volume for a portion of the solid dairy and young stock waste. The existing liquid manure storage basins will store the remaining manure.
- 7) Completion of this project will allow for better management of the animal waste and provide a method to handle it in an environmentally sound manner.
- 8) A public notice regarding this application, as required by the State, was published in the Cold Spring Record on May 23, 2017.

Recommendations:

Approval is recommended with the following conditions:

1. The manure management plan shall be updated annually as needed according to Minnesota Rules, Chapter 7020, or successor rules.
2. The owner shall maintain records of manure land application as required by Minnesota Rules, Chapter 7020, or successor rules.
3. The owner shall construct the project according to the plans submitted with the application.

CITY OF ROCKVILLE

229 Broadway Street East

P.O. Box 93

Rockville MN 56369

Phone 320-251-5836

Fax 320-240-9620



Duane Willenbring, Mayor
Devin Cesnik, Councilor
Don Simon, Councilor
Richard Tallman, Councilor
Jerry Tippelt, Councilor

Martin M. Bode, City Administrator
Judy Neu, Finance/Billing Clerk/Admin Asst.
Nick Waldbillig, Public Works Director
Gene Van Havermaet Maintenance/Mechanic
Debbie Weber, Administrative Assistant

Rockville City is an equal opportunity provider and employer

NOTICE OF PUBLIC HEARING CITY OF ROCKVILLE

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, June 6, 2017 at approximately 6:00 p.m. at Rockville City Hall, 229 Broadway Street East, Rockville, MN** to consider the request of Kipland Vale, Incorporated for an amendment to a Conditional Use Permit from Feedlot Regulations.

Notice of Application for Livestock Feedlot Permit

Notice is hereby given per Minnesota Statutes, Chapter 116, that Kipland Vale, Incorporated, 24353 125th Avenue, Saint Cloud, MN 56301, has made application to the Minnesota Pollution Control Agency or the County of Stearns for a permit to construct or expand a feedlot with a capacity of 500 animal units or more.

The existing and/or proposed feedlot will be located at 24353 125th Avenue, Saint Cloud, MN 56301 in the SE quarter section, Section 7 (T.123N.-R.29W.), City of Rockville, Stearns County, Minnesota. The existing facility consists of 799 animal units; one total confinement barn, three barns with open lots, and two manure storage areas. The proposed facility consists of 144-feet by 220-feet by 4-feet concrete stacking slab. The total animal unit capacity will be 799 animal units.

This publication shall constitute as notice to each resident and each owner of real property within 5,000 feet of the perimeter of the proposed feedlot as required by Minnesota State Law. Published at the request of Kipland Vale Inc.

All persons attending the hearing and wishing to address the Planning Commission will have an opportunity to do so. Those not able to be present at this meeting should submit their opinions in writing to the Rockville City Administrator/Clerk, P.O. Box 93, Rockville, MN prior to the hearing, or be present at the public hearing.

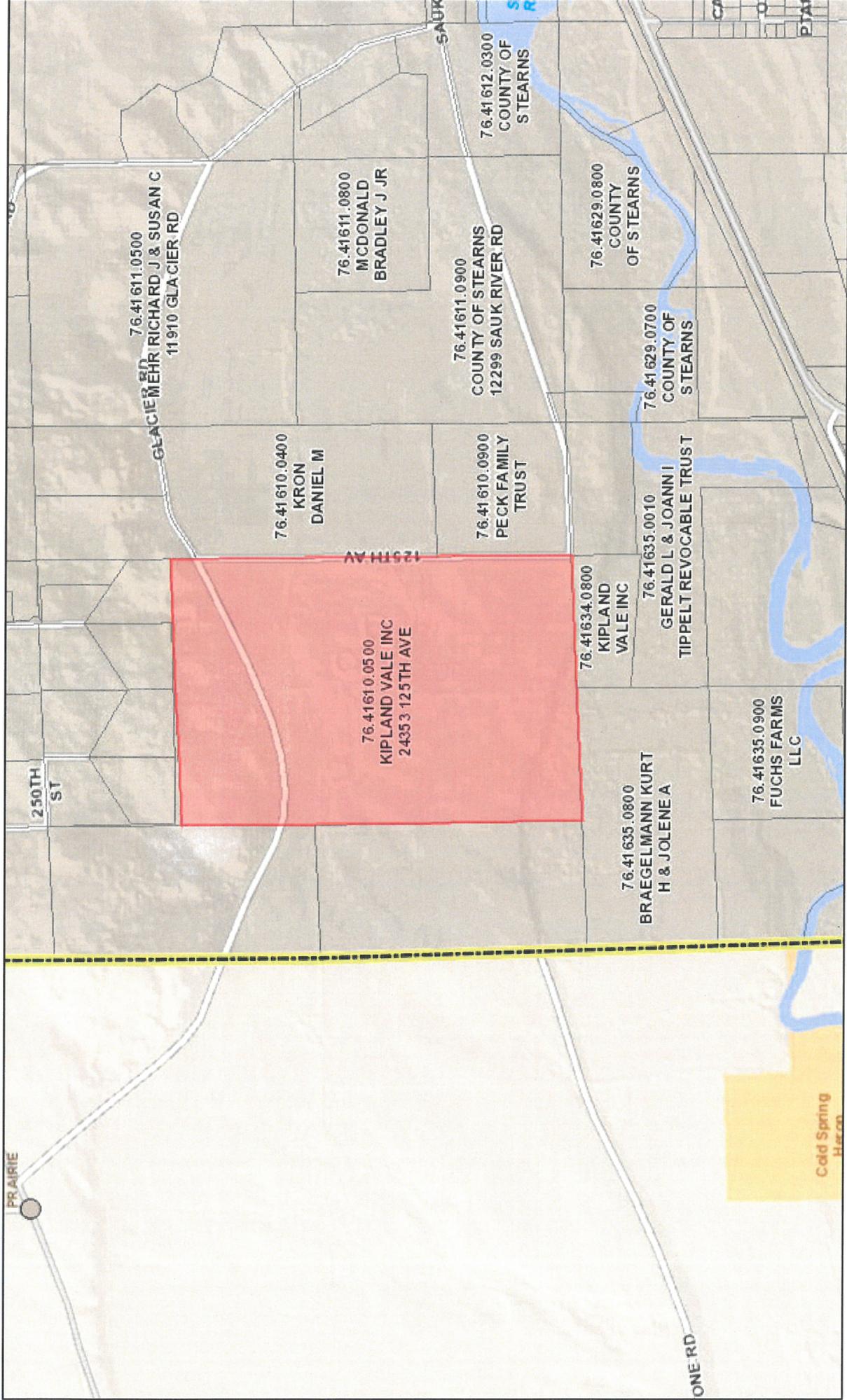
Martin Bode-CMC
Administrator/Clerk

Publish 05/23/17
Cold Spring Record

In accordance with federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.)

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, room 326-w, Whitten Building, 1400 Independence Ave, SW, Washington, D.C. 20250-9410 or call (202) 720-5964 (voice & tdd). USDA is an equal opportunity provider and employer.

SEH SmartConnect Map



May 18, 2017

Municipal Boundaries

Parcels

STATE OF MINNESOTA)
)ss.
COUNTY OF STEARNS)

AFFIDAVIT OF SERVICE

Debbie Weber, being duly sworn, on oath says that at the City of Rockville in said County and State, on the **19th** day of **May, 2017**, he/she served the annexed Notice on **see attachment**, the person therein named, personally, by then and there handing to and leaving with him/her a true and correct copy of said Notice.

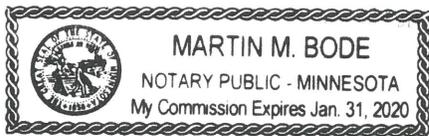


Signature

Subscribed and sworn to before me this 19 day of May, 2017.



Notary Public Signature



Notary Public Stamp

OWNER

THOMAS G & DONNA M HANSEN
FUCHS FARMS LLC
KURT H & JOLENE A BRAEGELMANN
COUNTY OF STEARNS
~~KURT H & JOLENE A BRAEGELMANN~~
PECK FAMILY TRUST
~~PECK FAMILY TRUST~~
KIPLAND VALE INC
~~KURT H & JOLENE A BRAEGELMANN~~
GERALD L & JOANN I TIPPELT REVOCABLE TRUST
~~KURT BRAEGELMANN~~
~~PECK FAMILY TRUST~~
~~THOMAS G & DONNA M HANSEN~~
~~PECK FAMILY TRUST~~
~~GERALD L & JOANN I TIPPELT REVOCABLE TRUST~~
~~KURT H & JOLENE A BRAEGELMANN~~
JOSEPH W & AUDREY R MILLER

OWNER_ADDR

13667 GLACIER RD
23854 COUNTY ROAD 2
13476 GREYSTONE RD
705 COURTHOUSE SQ
13476 GREYSTONE RD
12299 SAUK RIVER RD
12299 SAUK RIVER RD
24353 125TH AVE
13476 GREYSTONE RD
12318 235TH ST
13476 GRAYSTONE RD
12299 SAUK RIVER RD
13667 GLACIER RD
12299 SAUK RIVER RD
12318 235TH ST
13476 GREYSTONE RD
21822 FOREST HILL RD

OWNER_CITYSTATEZIP

COLD SPRING MN 56320-9600
COLD SPRING MN 56320
COLD SPRING MN 56320-9637
ST CLOUD MN 56303-4773
COLD SPRING MN 56320-9637
ST CLOUD MN 56301-9755
ST CLOUD MN 56301-9755
ST CLOUD MN 56301
COLD SPRING MN 56320-9637
COLD SPRING MN 56320
COLD SPRING MN 56320-9637
ST CLOUD MN 56301-9755
COLD SPRING MN 56320-9600
ST CLOUD MN 56301-9755
COLD SPRING MN 56320
COLD SPRING MN 56320-9637
RICHMOND MN 56368-8315

DANIEL J HANSEN
JUDITH R MOLITOR
BRENT NIERENHAUSEN
GREGORY G & TERRY R MUELLER
TIMOTHY M & ALETA M HOLBROOK
RICHARD J & SUSAN C MEHR
GREGG & PAULA A SCHLEPPENBACH
DANIEL M KRON
GREGORY G & TERRY R MUELLER
JAMES F & ELIZABETH ALTHAUS
CHARLES M & CHERYL M UNGER
SARAH E LINDBLOOM
~~CHARLES M & CHERYL M UNGER~~

815 5 1/2 ST N
5708 CARDINAL CT
12953 250TH ST
25770 133RD AVE
13002 250TH ST
11976 GLACIER RD
24943 HAVENWOOD ROAD
26183 133RD AVE
25770 133RD AVE
25264 HAYWOOD RD
24984 HAYWOOD RD
24984 HAYWOOD RD
24984 HAYWOOD RD

COLD SPRING MN 56320
ST CLOUD MN 56303-0727
SAINT CLOUD MN 56301
COLD SPRING MN 56320
ST CLOUD MN 56301-9482
ST CLOUD MN 56301-9744
ST CLOUD MN 56301-9702
COLD SPRING MN 56320
COLD SPRING MN 56320
ST CLOUD MN 56301-5953
ST CLOUD MN 56301-9756
SAINT CLOUD MN 56301
ST CLOUD MN 56301-9756

PAUL A & ROXANNE M SCHMITZ
MARK A & BRENDA L SCHNEIDER
~~KIPLAND VALE INC~~
CAROL A HAAKONSON

24947 HAYWOOD RD
24942 HAVENWOOD RD
24353 125TH AVE
12494 GLACIER RD

ST CLOUD MN 56301-9756
ST CLOUD MN 56301-9702
ST CLOUD MN 56301
SAINT CLOUD MN 56301

23 Notices

**CITY OF ROCKVILLE, MINNESOTA
RESOLUTION 2017-XX**

A RESOLUTION AMENDING CONDITIONAL USE PERMIT.

WHEREAS, *The City Council of the City of Rockville, Stearns County, Minnesota has received a request to amend a conditional/Interim use permit from Kipland Vale Inc. (Eulalia May Bechtold, Roger Bechtold and Mark Bechtold) to construct a waste storage structure in the Ag-40 District, and;*

WHEREAS, Property Address is 24353 125th Avenue, Saint Cloud, MN 56301, and;

WHEREAS, Legal Description of: PID # 76.41610.0500, The Southwest Quarter of the Northeast Quarter of Section 7, Township 123, Range 29 and the West One-half of the Southeast Quarter and the East One-half of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter, all located in Section 7, Township 123, Range 29, Stearns County, Minnesota.

ALSO:

PID # 76.41634.0800, All that part of the Northwest Quarter of the Northeast Quarter lying Northerly of a ditch as now located and established on said 40 of Section 18, Township 123, Range 29, Stearns County, Minnesota

WHEREAS, A Conditional Use Permit is required for feedlots proposing modifications or expansions exceeding 500 animal units in an A-40 zoning district. Rockville Ordinance Subdivision 25 refers to Stearns County, Minnesota Zoning Ordinance (as amended) Section 6.7.

WHEREAS, The original CUP was approved on September 15, 2010, Resolution No. 2010-21, CUP NO. 10-03 and inadvertently was not recorded. This amended CUP NO. 17-02 shall be recorded and also serve as notice of the original unrecorded CUP NO. 10-03, and;

WHEREAS, *proper notification and publication had been given, and;*

WHEREAS, *Public hearing was conducted on June 6, 2017, and all persons were given an opportunity to be heard on said request.*

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ROCKVILLE, STEARNS COUNTY, MINNESOTA:

FINDINGS OF FACT

1. The Applicant has complied with the application procedure in Section 27 Subd. 2 of the zoning ordinance.
2. The Planning Commission has reviewed and recommended approval of the request.
3. The original CUP did not burden public facilities and the additional waste facility will not create a burden on public facilities.

4. The request is compatible with existing and planned uses since it is an ordinary agricultural use and will not be detrimental to the health, safety, or welfare of the City.
5. The request is an ordinary agricultural use and will not adversely affect adjacent properties, will not create a traffic hazard, will not affect parking or loading areas.
6. The request will not impact, wetlands, floodplains, or shoreland.
7. That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for existing and planned uses in the area.
8. The use is reasonably related to the overall needs of the City and to existing land uses.
9. The proposed use is in compliance with the Land Use Plan and other portion of the Comprehensive Plan adopted by the City.

FURTHER, Said CUP NO. 17-02 request is hereby approved to construct a waste storage structure and the animal unit capacity will remain at 790 units in the Ag-40 District with conditions:

- a) *The manure management plan shall be updated annually as needed according to Minnesota Rules, Chapter 7020, or successor rules.*
- b) *The owner shall maintain records of manure land application as required by Minnesota Rules, Chapter 7020, or successor rules.*
- c) *The owner shall construct the project according to the plans submitted with the application.*

Adoption by the City Council of the City of Rockville on this 13th day of June, 2017.

Duane Willenbring, Mayor

ATTEST:

Martin M. Bode, Administrator

THIS INSTRUMENT DRAFTED BY:
CITY OF ROCKVILLE (MMB)
229 Broadway Street East
Rockville, MN 56369
(320) 251-5836

Res. 2017-xx Kipland Vale Amend CUP

DESIGN REPORT
WASTE STORAGE FACILITY
FOR
KIPLAND VALE

SECTION 7, TOWNSHIP 123 NORTH, RANGE 29 WEST
ROCKVILLE TOWNSHIP, STEARNS COUNTY

PREPARED BY
WEST CENTRAL TECHNICAL SERVICES AREA ENGINEERING
FEBRUARY 2017

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.



3-13-17

ROSS R. REIFFENBERGER

DATE:

REG. NO. 44201

**DESIGN REPORT
KIPLAND VALE
WASTE STORAGE FACILITY
STEARNS COUNTY
FEBRUARY 2017**

GENERAL INFORMATION:

The Kipland Vale farm is located in the Southeast ¼ of Section 7, Township 123 North, Range 29 West (Rockville Township), Stearns County, Minnesota. The operation consists of dairy and youngstock barns, feedlots, and two existing manure storage basins. Mark Bechtold, the current operator, is applying for EQIP funding to construct an animal waste storage facility and other Best Management Practices (BMP's).

The main objective of the project is to construct a waste storage structure to address stockpiling manure on sensitive soils and meet the producer's needs. A concrete storage structure will be sized to provide 7 months of storage volume for a portion of the solid dairy and young stock waste. The existing liquid manure storage basins will store the remaining manure. Completion of this project will allow for better management of the animal waste and provide a method to handle it in an environmentally sound manner.

West Central Technical Service Area (WCTSA) Engineering in cooperation with the Stearns Soil & Water Conservation District has designed this project.

SYSTEM COMPONENTS:

As noted above, the existing livestock operation consists of a multiple dairy and young stock barns, feedlots and associated buildings. The two existing manure storage basins each contain liquid manure and runoff for approximately 6 months. The proposed plan is to construct a concrete stacking slab to provide storage for the solid animal waste. The concrete structure will be designed as an in-ground, liquid tight system to contain runoff with a pumpout area so liquids can be removed. The manure is planned to be handled with spreaders as a semi-solid. Slab dimensions will be 180' x 144' x 4' deep with a 10:1 ramp for the entire width for access.

Existing Manure Basin

Dimensions: Circular Basin 166' diameter and 11.6' deep
Volume: 229,410 Cu. Ft.

Existing Runoff Basin

Dimensions: Circular Basin 207' diameter and 8.7' deep
Volume: 259,130 Cu. Ft.

Fencing, seeding and mulching will also be a part of this project.

STORAGE STRUCTURES SIZING:

Proposed Concrete Storage Structure

The proposed concrete stacking slab which will be situated to the north of dairy barn, has a wall height of 4.0 feet and a design volume of 229,554 cubic feet. The concrete slab was sized using an NRCS Ag Waste Design Spreadsheet based on the following information:

7 month storage

200 Dairy Cows @ 1400lbs (Half of the existing dairy and dry cows)

160 Heifers @ 900 lbs

80 Calves @ 500 lbs

45 Calves @ 175 lbs

Stack Height assumed at 9 feet max

Runoff will be contained within the slab and a pumpout pit adjacent to the ramp will allow for removal of liquids.

SOILS:

The Stearns County Soil Survey indicates that the onsite soils are identified as primarily Arvilla Sandy Loam (105A), and Regal Loam (566).

Jennifer Wollenweber, soil scientist for the NRCS, conducted a soil investigation at the project site on December 9, 2015. A Giddings-auger was used to explore the soils.

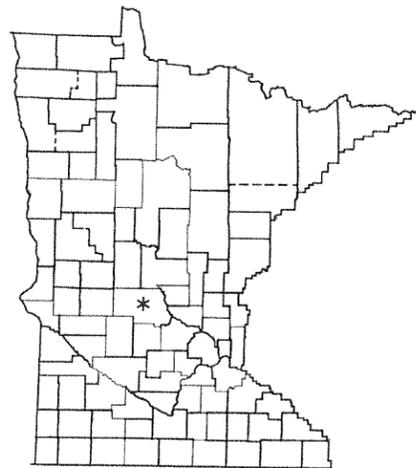
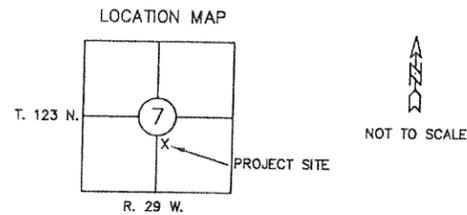
Three borings were conducted on the site of the manure storage structure. Seasonal high or free water table was not observed in any of the borings. The test holes indicated a field engineering soil classifications of silty sand (SM) and silty sand (SP) USCS material. Perimeter tile is not required and seepage requirements will be met with a concrete liner.

DESIGN CONSIDERATIONS:

This project will be designed using current NRCS Minnesota Practice Standards. The project plans will utilize several NRCS Standard Drawings and current Construction and Material Specifications will be used. Construction inspection will be completed based on the Quality Assurance Plan and NRCS guidelines.

ESD

WEST CENTRAL TECHNICAL SERVICE AREA (WCTSA)
DETAIL PLANS FOR
KIPLAND VALE, INC. WASTE STORAGE
STEARNS COUNTY, MINNESOTA



LOCATION IN MINNESOTA

MINNESOTA SPECIFICATIONS FOR CONSERVATION PRACTICES APPLY FOR ALL MATERIALS AND CONSTRUCTION WORK. THESE SPECIFICATIONS ARE PART OF THIS PLAN.

THE OWNER IS RESPONSIBLE FOR OBTAINING LAND RIGHTS AND LOCAL, STATE, AND FEDERAL PERMITS OR OTHER PERMISSION NECESSARY TO PERFORM AND MAINTAIN THE PRACTICE.

THE 1986 ELECTRIC CODE STATES THAT CONCRETE PLACED IN LIVESTOCK CONFINEMENT AREAS REQUIRE THE INSTALLATION OF WIRE MESH OR OTHER CONDUCTIVE ELEMENTS WHICH ARE BONDED TO THE ELECTRICAL GROUNDING SYSTEM. PRIOR TO CONSTRUCTION, A REQUEST FOR ELECTRICAL INSPECTION MUST BE SUBMITTED TO THE STATE BOARD OF ELECTRICITY.

THE STORAGE POND SHALL BE FENCED TO PREVENT ACCIDENTAL ENTRY BY HUMANS OR LIVESTOCK.

A SAFETY BARRIER SHALL BE INSTALLED AT THE INSIDE TOP OF EMBANKMENT ON CHUTES AND RAMPS TO PREVENT ACCIDENTAL ENTRY INTO THE POND.

ANY GRAVITY OR FORCED MANURE TRANSFER SYSTEMS, FROM THE SOURCE TO ANY STORAGE POND AND/OR STRUCTURE, ARE TO BE DESIGNED AND INSTALLED BY QUALIFIED INDIVIDUALS OTHER THAN EMPLOYEES OF THE NATURAL RESOURCE CONSERVATION SERVICE OR SOIL AND WATER CONSERVATION DISTRICT.

NOTE: CHANGES IN THE DRAWINGS OR SPECIFICATIONS MUST BE AUTHORIZED BY THE OWNER AND THE TECHNICAL REPRESENTATIVE WITH THE PROPER APPROVAL AUTHORITY.

BEFORE START OF CONSTRUCTION, THE OWNER(S) OF ANY UTILITIES INVOLVED MUST BE NOTIFIED. THE EXCAVATOR IS RESPONSIBLE FOR GIVING NOTICE BY CALLING "GOPHER STATE ONE-CALL" AT (800) 252-1166 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

SUMMARY OF ESTIMATED QUANTITIES

SALVAGE & SPREAD TOPSOIL	1 JOB
COMMON EXCAVATION	1,805 CY
COMPACTED EARTHFILL, CLASS C (CV)	741 CY
CONCRETE, CLASS 4000, FOOTING	87 CY
CONCRETE, CLASS 4000, WALL	54 CY
CONCRETE, CLASS 4000, SLAB	459 CY
CONCRETE, CLASS 4000, PUMPOUT	4 CY
CONCRETE, CLASS 4000, APRON	23 CY
STEEL REINFORCEMENT, #4 BAR	45,206 LF
STEEL REINFORCEMENT, #5 BAR	12,117 LF
SAND/GRAVEL BASE (CV)	633 CY
6" PVC WATERSTOP	1,520 LF
PICKET DAM	1 EACH
SAFETY FENCE	742 LF
SILT FENCE	200 LF
SEED, FERTILIZE & MULCH	1 JOB
WARNING SIGNS	2 EACH

(CV) = COMPACTED VOLUME

SHEET INDEX

COVER SHEET	1
SITE PLAN	2
CONCRETE STACK SLAB SECTIONS & PROFILES	3
4' WALL DETAILS	4
PUMPOUT DETAILS	5

ENGINEERING JOB CLASS IV

ENG JOB CLASS CRITERIA

SOLID STORAGE CAPACITY	229,554	CU. FT.
DEPTH TO WATER TABLE	>10	FT
DEPTH TO BED ROCK	>10	FT
SOIL GROUP / PI	II/NP	

AS-BUILT CERTIFICATION
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, JUDGEMENT, & BELIEF, THIS PRACTICE WAS INSTALLED IN ACCORDANCE WITH PLANS & SPECIFICATIONS & MEETS NRCS STANDARDS

DESIGN ENGINEER

NRCS STANDARDS CERTIFICATION
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, JUDGEMENT, AND BELIEF THIS PRACTICE IS DESIGNED IN ACCORDANCE WITH NRCS STANDARDS

DESIGN ENGINEER

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ROSS R. REIFFENBERGER DATE: 3-13-17 REG. NO. 44201

I HAVE REVIEWED AND UNDERSTAND THE PLANS AND SPECIFICATIONS AND AGREE TO COMPLETE THE WORK ACCORDINGLY. FAILURE TO MEET THESE PLANS AND SPECIFICATIONS MAY JEOPARDIZE ANY COST SHARE APPLIED FOR. I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO SECURE ALL NECESSARY PERMITS AND LICENSES, AND TO COMPLETE THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS. MODIFICATION OF THESE PLANS OR SPECIFICATIONS MUST BE APPROVED BY THE NATURAL RESOURCES CONSERVATION SERVICE BEFORE INSTALLATION. I ASSUME RESPONSIBILITY FOR NEGOTIATIONS AND AGREEMENTS WITH THE CONTRACTOR.

NAME:

DATE:

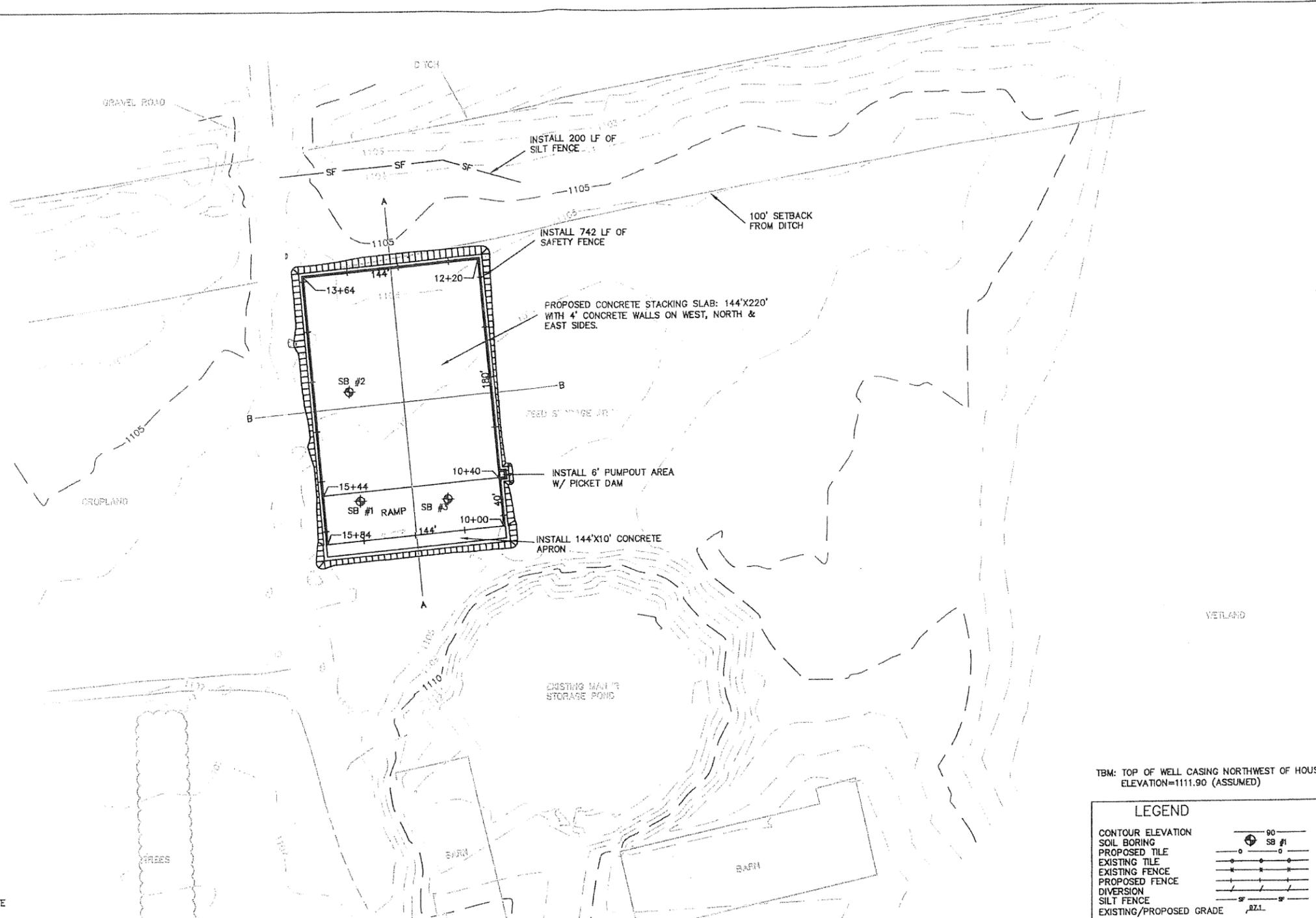
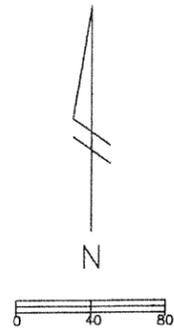
SURVEY: LM
11/15
DRAWN: LM
11/15
DESIGN: LH
02/16
DRAWN: LH
02/16
CHECKED: RR
02/16
REVISED:

WEST CENTRAL TECHNICAL SERVICE AREA (WCTSA)

KIPLAND VALE, INC. WASTE STORAGE

COVER SHEET

SECTION 7 T. 123 N. R. 29 W. STEARNS COUNTY
DRAWING FILE: KIPLANDVALE.DWG PLAN SHEET 1 OF 5



REMOVE ALL ORGANIC & CONTAMINATED SOIL FROM CONSTRUCTION AREA PRIOR TO PLACING ANY CONCRETE OR FILL (VERIFY W/ TECHNICIAN)

SALVAGE & SPREAD TOPSOIL FROM CONSTRUCTION & BORROW AREAS PRIOR TO PLACING ANY FILL

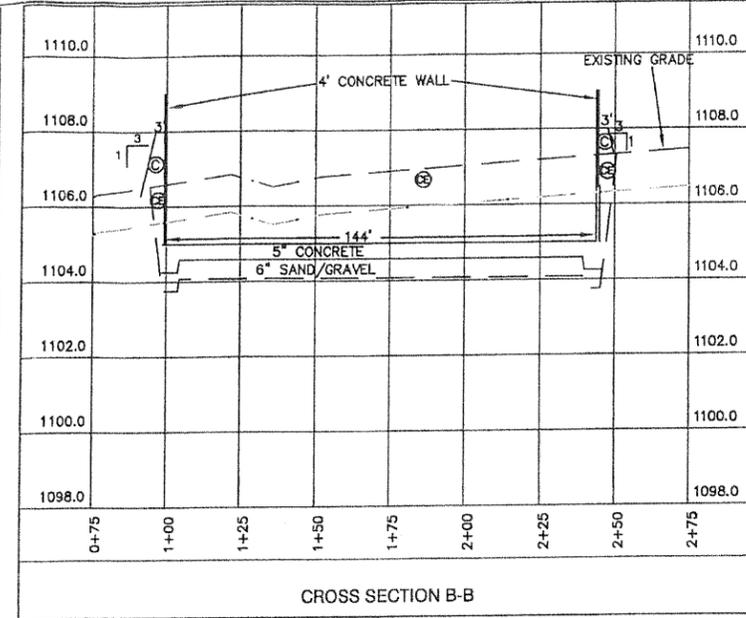
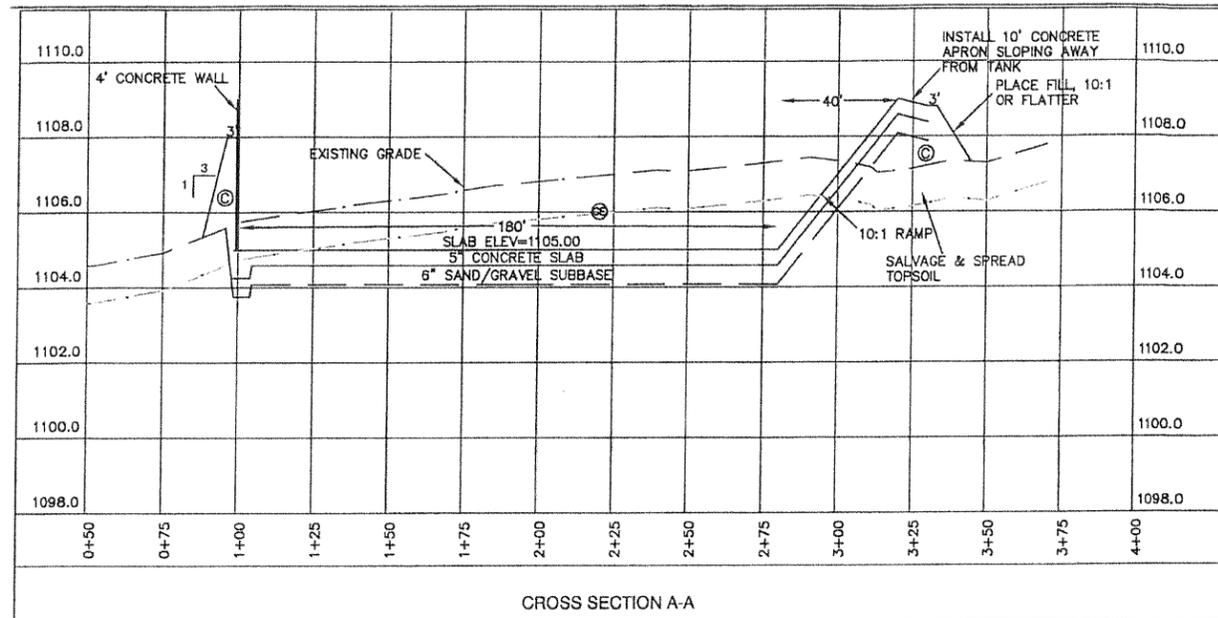
SEED, FERTILIZE, & MULCH ALL AREAS DISTURBED BY CONSTRUCTION ACCORDING TO NRCS STANDARDS & SPECIFICATIONS

INSTALL WARNING SIGNS AT PUMPOUT RAMPS, RUNOFF CHUTES, OR OTHER ENTRANCES TO PIT

TBM: TOP OF WELL CASING NORTHWEST OF HOUSE ELEVATION=1111.90 (ASSUMED)

LEGEND	
CONTOUR ELEVATION	
SOIL BORING	
PROPOSED TILE	
EXISTING TILE	
EXISTING FENCE	
PROPOSED FENCE	
DIVERSION	
SILT FENCE	
EXISTING/PROPOSED GRADE	

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		WEST CENTRAL TECHNICAL SERVICE AREA (WCTSA)	
ROSS R. REIFFENBERGER		KIPLAND VALE, INC. WASTE STORAGE	
DATE: 3-13-17		SITE PLAN	
REG. NO. 44201		SECTION 7 T. 123 N. R. 29 W. STEARNS COUNTY	
DRAWING FILE: KIPLANDVALE.DWG		PLAN SHEET 2 OF 5	



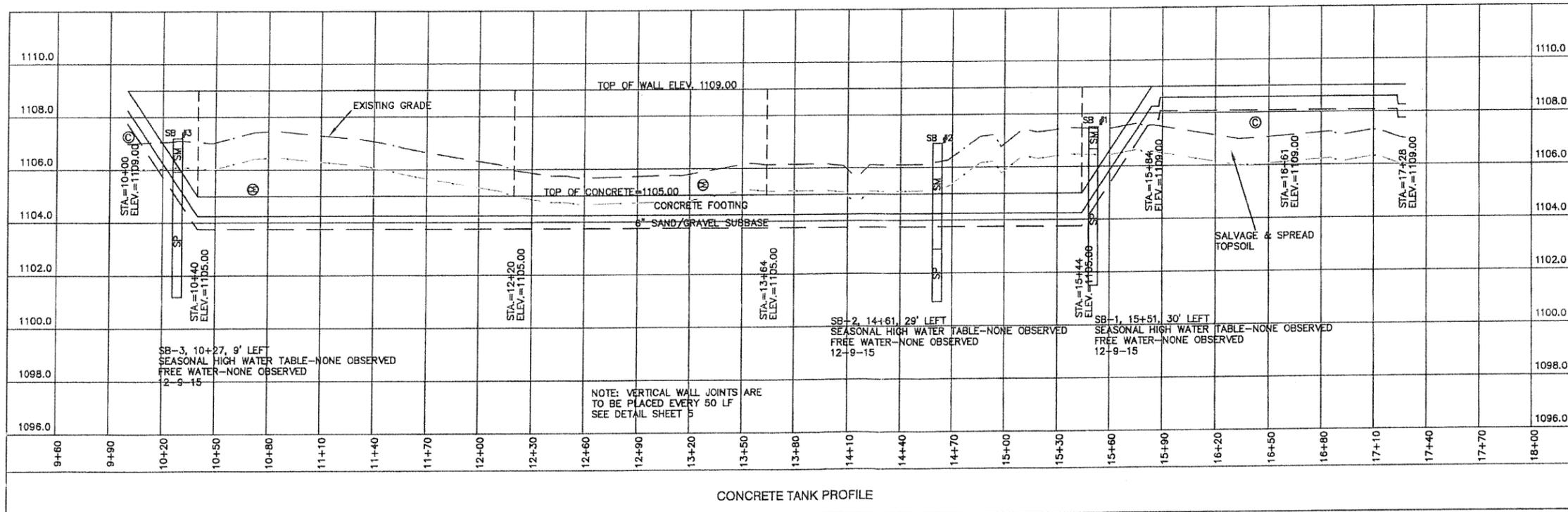
SOILS LEGEND
UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOLS

GW	WELL GRADED GRAVEL, GRAVEL-SAND MIXTURES
GP	POORLY GRADED GRAVELS
GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
SW	WELL GRADED SANDS, SAND-GRAVEL MIXTURES
SP	POORLY GRADED SANDS
SM	SILTY SAND
SC	CLAYEY SANDS, SAND-CLAY MIXTURES
ML	SILTS, SILTY, VERY FINE SANDS
CL	CLAYS OF LOW TO MEDIUM PLASTICITY, SILTY, SANDY, OR GRAVELLY CLAYS
CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
MH	ELASTIC SILTS, MICACEOUS OR DIATOMACEOUS SILTS
OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS
OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY

*THE SOIL BORING DATA IS ASSUMED TO BE REPRESENTATIVE OF THE SITE EXPLORED, BUT BECAUSE THE AREA OF THE BORINGS IN RELATION TO THE ENTIRE AREA IS VERY SMALL, AND FOR OTHER REASONS, WE DO NOT WARRANT CONDITIONS BELOW THE DEPTH OF OUR BORINGS OR THE STRATA LOGGED IS NECESSARILY TYPICAL OF THE ENTIRE SITE.

EARTHWORK SYMBOLS:
CLASS FILL (A) (B) (C)
COMMON EXCAVATION (CE)

NOTES:
1. MINIMUM HEIGHT OF BACKFILL BEHIND WALL SHALL BE 3.0'



MATERIALS NOTES

1. CONCRETE SHALL BE AIR-ENTRAINED.
2. CONCRETE SHALL BE CLASS 4000 PSI
3. THE SAND OR GRAVEL SUBBASE MATERIAL SHALL BE CLEAN PIT RUN SAND OR GRAVEL WITH LESS THAN 5% BY WEIGHT PASSING THE #200 SIEVE.
4. CURING COMPOUND, TYPE 2 SHALL BE USED.
5. SEAL JOINTS BETWEEN EXISTING CONCRETE & PROPOSED

CONSTRUCTION NOTES

1. CONTROL JOINTS SHALL DIVIDE UNREINFORCED CONCRETE INTO SQUARE OR RECTANGULAR SECTIONS (HORIZONTAL PROJECTION). THE MAXIMUM SPACING IN UNREINFORCED CONCRETE SHALL BE 10 FEET. THE MAXIMUM SPACING IN REINFORCED CONCRETE SHALL BE 50 FEET.
2. THE MINIMUM CONCRETE COVER FOR STEEL REINFORCEMENT SHALL BE 2 INCHES. OUTLET LEVEL SECTION ONLY.
3. ANY FORMS USED IN CONSTRUCTION SHALL BE REMOVED.

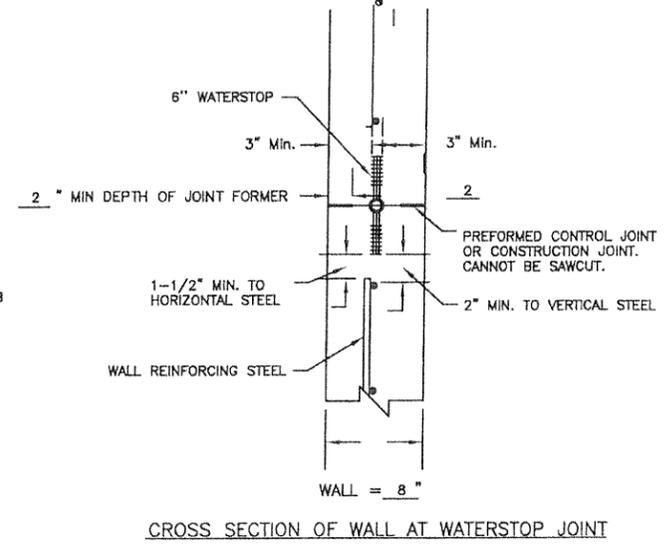
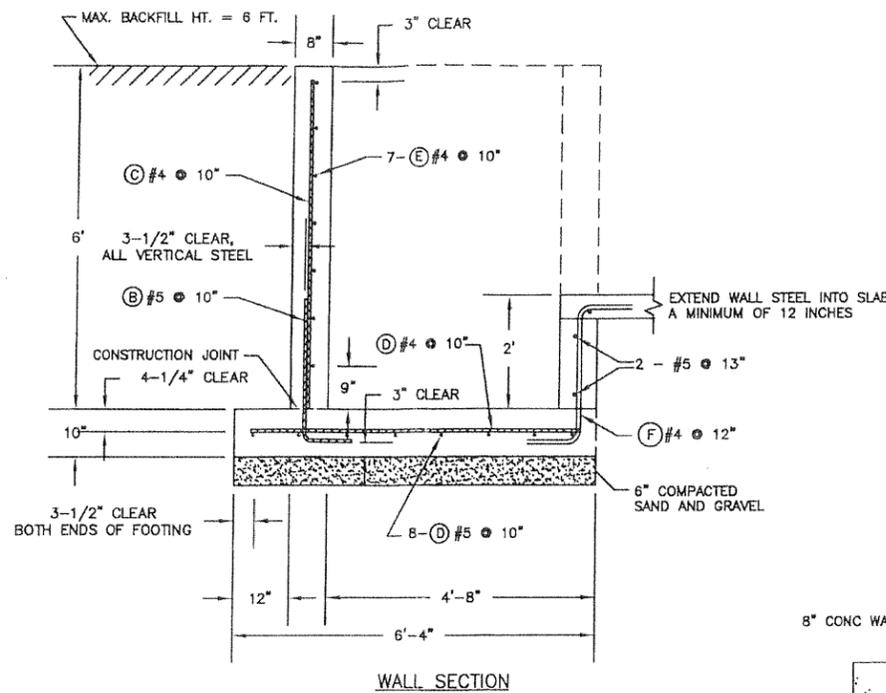
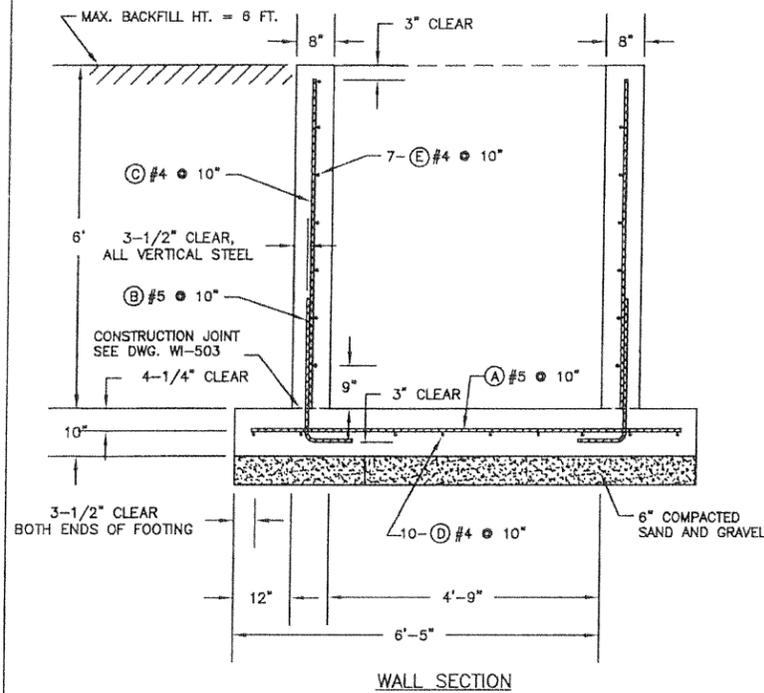
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ROSS R. REIFFENBERGER DATE: 3-13-17 REG. NO. 44201

WEST CENTRAL TECHNICAL SERVICE AREA (WCTSA)
KIPLAND VALE, INC. WASTE STORAGE

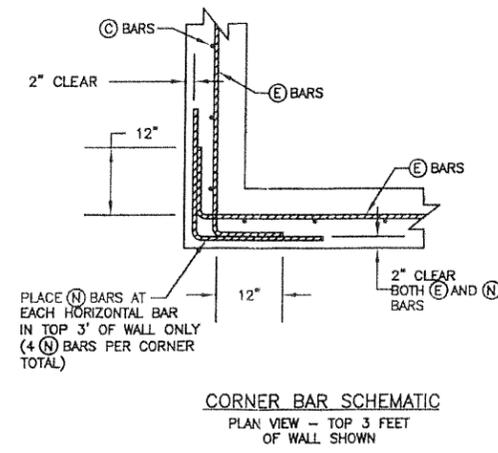
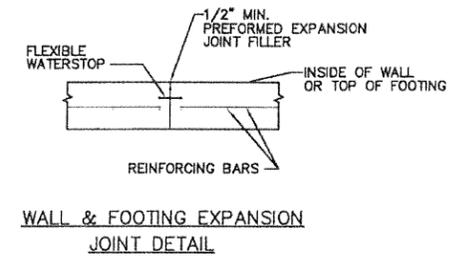
CONCRETE TANK SECTIONS & PROFILES

SURVEY: LM 11/15	SECTION 7			T. 123 N.	R. 29 W.	STEARNS COUNTY
DRAWN: LM 11/15	DRAWING FILE: KIPLANDVALE.DWG			PLAN SHEET 3 OF 5		
DESIGN: LH 02/16						
DRAWN: LH 02/16						
CHECKED: RR 02/16						
REVISED:						

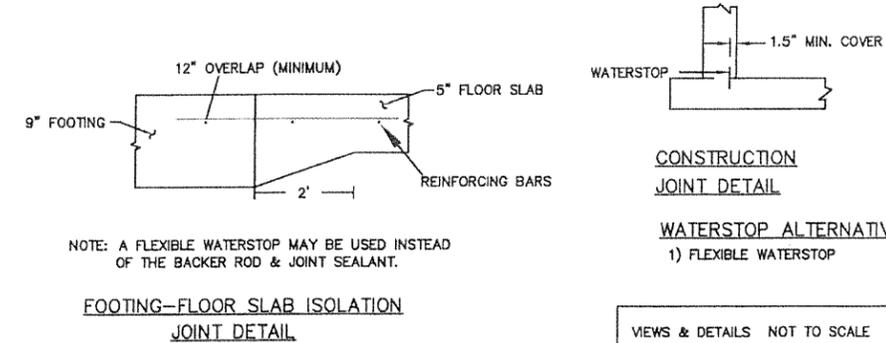
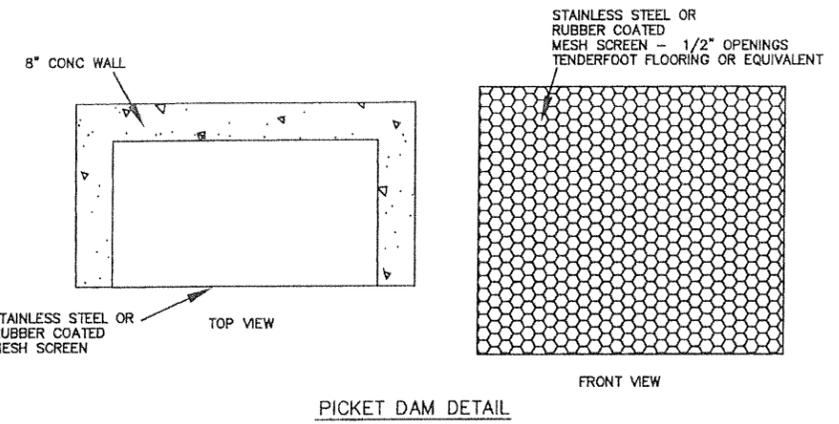


STEEL SCHEDULE (GRADE 60)

MARK	SIZE	TYPE	R	S	LENGTH
A	#5	STR	---	---	7'-6"
B	#5	2	2'-6"	10"	3'-4"
C	#4	STR	---	---	5'-9"
D	#4	STR	---	---	
E	#4	STR	---	---	
F	#4	2	2'-8"	12"	4'-8"
N	#4	2	2'-0"	2'-0"	4'-0"



- CORNER NOTES**
- PLACE FIRST VERTICAL BAR AT WALL CORNER OR NO FURTHER THAN ONE-HALF BAR SPACING FROM THE INSIDE CORNER.
 - HOOK CAN BE SEPARATE FROM (E) BARS, PROVIDED THAT MINIMUM LAP SPLICE OF 16" FOR #4 BARS IS MET.



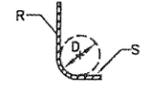
STEEL DETAILS

BAR SIZE	BEND DIAMETER (D) INCHES	SPLICE LENGTH INCHES (MIN.) *
#4	3	16
#5	3-3/4	20

* IF TWO BARS OF DIFFERENT DIAMETER ARE SPLICED, USE THE LONGER SPLICE LENGTH.

DESIGN VALUES

EARTH BACKFILL: 85 PSF/FT, EQUIVALENT FLUID PRESSURE
 110 PCF (SOIL WEIGHT) AND >50% FINES
 MANURE: 65 PSF/FT, EQUIVALENT FLUID PRESSURE
 MACHINERY LOADING: 0 PSF EQUIVALENT FLUID PRESSURE
 ULTIMATE STRENGTH DESIGN (ACI 318-99)
 CONCRETE STRENGTH: 4,000 PSI REBAR: GRADE 60
 COEFF. FRICTION (SOIL/CONCRETE) = 0.5
 MINIMUM SLIDING FACTOR OF SAFETY = 1.5
 WALL SLIDING RESTRAINT REQUIRED
 MINIMUM OVERTURNING FACTOR OF SAFETY = 2.0
 MIN. ALLOWABLE SUBGRADE BEARING CAPACITY = 2000 PSF
 VERTICAL WALL LOAD FOR SLABS BEARING ON WALL OR
 PUSHOFFS = 1000 LBS./FT.
 NOT DESIGNED TO SUPPORT BUILDINGS OR ROOFS



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ROSS R. REIFFENBERGER DATE: 3-13-17 REG. NO. 44201

WEST CENTRAL TECHNICAL SERVICE AREA (WCTSA)			
KIPLAND VALE, INC. WASTE STORAGE			
PUMPOUT DETAILS			
SECTION 7	T. 123 N.	R. 29 W.	STEARNS COUNTY
DRAWING FILE: KIPLANDVALE.DWG	PLAN SHEET 5 OF 5		

1) FLEXIBLE WATERSTOP

IEWS & DETAILS NOT TO SCALE



Minnesota Pollution Control Agency

520 Lafayette Road North
St. Paul, MN 55155-4194



Stearns County Environmental Services
Construction Short-Form (CSF) Permit

Authorization for the Construction and/or Expansion of an Animal Feedlot or Manure Storage Area having a Capacity of 300 to 999 Animal Units
Feedlot Program
Doc Type: Permit

Permit Number: F-000374

Facility Information

Owner(s) Name(s): Lemay, Mark and Roger Bechtold
Contact Person: KIPLAND VALE INC
Legal name of facility: KIPLAND VALE, INC.
Site Address: 24353 125TH AVE ST. CLOUD MN 56301
Location: SE 1/4 of Section 07 of City of Rockville (T123N, R029W)
Parcel Identification: 76.41610.0500
Registration Number: County ID: 145-791 State ID: 145-75767

Maximum Animal Unit Capacity: 790.000

Animal Types:

General Type	Sub Type	Max AU Capacity	Max # of Animals
Dairy	Mature cow (milked or dry) over 1,000 lbs	560.000	400
Dairy	Heifer	210.000	300
Dairy	Calf	20.000	100
Total AU:		790.000	

Type(s) of animal holding areas:

Structure #	Structure Name	Status	Type	Floor Type	Dimensions	Connected to	Comments
01	Main Milking Barn	Existing	Total Confinement Barn (solid floor)	Concrete	44'x288'	01 Open Lot	
01	Main Barn Open Lot	Existing	Open Lot w/Runoff Controls	Concrete	70'x150'	01 Main Barn	
02	Cow Barn	Existing	Partial Confinement Barn	Concrete	60'x200'	02 Open Lot, 07	
02	Cow Barn Open Lot	Existing	Open Lot w/Runoff Controls	Concrete	60'x250'	02 Cow Barn	
03	Heifer Barn	Existing	Partial Confinement Barn	Concrete	50'x200'	03 Open Lot	
03	Heifer Open Lot	Existing	Open Lot w/Runoff Controls	Concrete	60'x200'	03 Heifer Barn	
04	Yearling Shed	Existing	Partial Confinement Barn	Concrete	32'x120'	04 Yearling Open Lot	
04	Yearling Open Lot	Existing	Open Lot w/Runoff Controls	Concrete	32'x120'	04 Yearling Shed	

05	Calf Huts	Existing	Total Confinement Barn (solid floor)	Soil	6' diameter		
06	Remaining Open Lot Area	Existing	Open Lot w/Runoff Controls	Concrete	9,700 Sq Ft	04	there are 3 stockpile pads located in this area that overall equals 9,700 sq ft. see map for outlined area

Type(s) of manure storage areas:

Structure #	Structure Name	Status	Type	Dimensions	Connected to	Comments
06	Stockpile Pad	Existing	Permanent Stockpile	15x40'	06 Open lot area	
06	Stockpile Pad	Existing	Permanent Stockpile	10'x40'	06 Open lot area	
06	Stockpile Pad	Existing	Permanent Stockpile	30'x32'	06 Open lot area	
08	Stacking Slab (perm. stockpile pad)	Proposed	Permanent Stockpile	144'x220'x4'		does contain a limited risk LMSA 6'x6'x4' pump out area
08	Pump Out Area for Stacking Slab	Proposed	In-Ground Concrete Tank/Basin (outdoor)	6'x6'x4'	08 perm. stockpile pad	
09	North LMSA-Water Pit	Existing	Earthen or GCL Lined Basin	166'x11.5' circular	01	
10	East LMSA	Existing	Earthen or GCL Lined Basin	207'x8.7' circular	06	

Misc. handling area(s):

Structure #	Structure Name	Status	Type	Dimensions	Connected to	Comments
07	Compost Shed	Existing	Dead Animal Management Area	16'x32'	02	

Non-feedlot area(s):

Structure #	Structure Name	Status	Type	Dimensions	Connected to	Comments
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Permit Information

Issuance Date: 5/4/2017

Expiration Date: 5/4/2019

Upon issuance, this Permit provides authorization to construct and/or expand the proposed facilities described in the Owner's permit application and related submittals and serves as notice of re-registration. This Permit covers owners and operators of animal feedlots and manure storage areas having a capacity of 300 animal units or more and less than 1,000 animal units in the state of Minnesota who are constructing or expanding their facility. The Owner of the Facility covered under this Permit must comply with the planning, design, construction, notification and operation requirements of Minn. R.. 7020.2000 to 7020.2225, all applicable requirements in Minn. Stat. chs. 115 and 116, as amended, Minn. R. chs. 7001, 7020, 7050 and 7060, and any applicable county ordinances.

If construction at the Facility will disturb one acre or more, the Owner must follow all applicable best management practices (BMPs) described in MPCA fact sheet *Stormwater control requirements at feedlot construction sites*. **If BMPs are not sufficiently installed and maintained, a National Pollution Discharge Elimination System (NPDES) permit for stormwater may be required by the MPCA.**

The following items are also applicable if checked:

- The owner shall notify the MPCA or Stearns County Environmental Services Department and the design engineer of the intent to construct a liquid manure storage area a minimum of three (3) business days prior to commencement of construction. Notification must include the permit number, owner's name, site location (county, township, section and quarter section), design engineer's name and the name of the contractor responsible for installing the liner.

An owner shall notify the MPCA or Stearns County Environmental Services Department within three (3) business days following completion of construction of a manure storage area liner. Notification for vertical concrete-lined walls must be completed before backfilling the walls.

- The owner shall submit a construction report to the MPCA or Stearns County Environmental Services Department within 60 days of completion of any permitted new or modified manure storage area.

This Permit shall become effective on the issuance date identified above, and supersedes any previous county feedlot permit that was issued to this Facility. A copy of this Permit must be kept on file at the Facility at all times. This Permit expires at midnight on the expiration date identified above.

The design plans and specifications prepared by ROSS REIFENBERGER, P.E., dated 2/5/2016, for the proposed manure storage areas are incorporated by reference into this Permit in accordance with Minn. R. 7020.0535, subp. 6, item G.

The general conditions are incorporated by reference into this Permit.

If a permit extension is needed, up to 24 months may be granted by Stearns County if a written request is received at least 90 days prior to the expiration date of this permit.

Issued by: Rebecca Schlorf

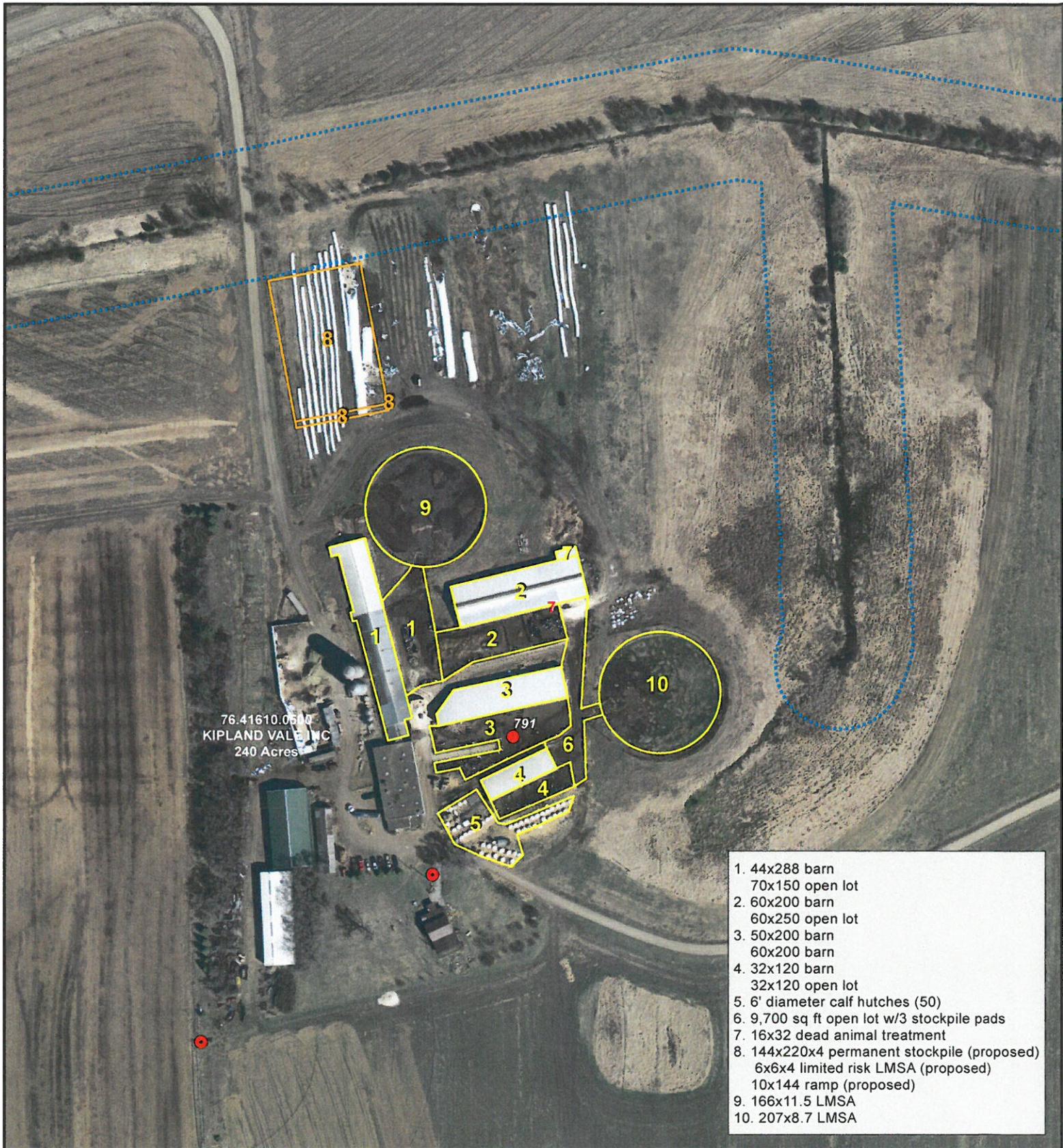
On behalf of MPCA and Stearns County

CC:

- Stearns County Assessor
- City of Rockville
- Sauk River Watershed District

Minn. R. 7020 CONSTRUCTION SHORT-FORM PERMIT TERMS AND CONDITIONS OF PERMITS
General Conditions (Minn. R. 7001.0150, subp. 3)

- A. The county's issuance of a permit does not release the permittee from any liability, penalty, or duty imposed by Minnesota or federal statutes or rules or local ordinances, except the obligation to obtain the permit.
- B. The county's issuance of a permit does not prevent the future adoption by the county of pollution control rules, standards, or orders more stringent than those now in existence and does not prevent the enforcement of these rules, standards, or orders against the permittee.
- C. The permit does not convey a property right or an exclusive privilege.
- D. The county's issuance of a permit does not obligate the county to enforce local laws, rules, or plans beyond that authorized by Minnesota statutes.
- E. The permittee shall perform the actions or conduct the activity authorized by the permit in accordance with the plans and specifications approved by the county and in compliance with the conditions of the permit.
- F. The permittee shall at all times properly operate and maintain the facilities and systems of treatment and control and the appurtenances related to them which are installed or used by the permittee to achieve compliance with the conditions of the permit. Proper operation and maintenance includes effective performance, adequate funding, adequate operator staffing and training, and adequate laboratory and process controls, including appropriate quality assurance procedures. The permittee shall install and maintain appropriate backup or auxiliary facilities if they are necessary to achieve compliance with the conditions of the permit and, for all permits other than hazardous waste facility permits, if these backup or auxiliary facilities are technically and economically feasible.
- G. The permittee may not knowingly make a false or misleading statement, representation, or certification in a record, report, plan, or other document required to be submitted to the county by the permit. The permittee shall immediately upon discovery report to the commissioner an error or omission in these records, reports, plans, or other documents.
- H. The permittee shall, when requested by the commissioner, submit within a reasonable time the information and reports that are relevant to the control of pollution regarding the construction, modification, or operation of the facility covered by the permit or regarding the conduct of the activity covered by the permit.
- I. When authorized by Minn. Stat. §§ 115.04; 115B.17, subd. 4; and 116.091, and upon presentation of proper credentials, the county, or an authorized employee or agent of the county, shall be allowed by the permittee to enter at reasonable times upon the property of the permittee to examine and copy books, papers, records, or memoranda pertaining to the construction, modification, or operation of the facility covered by the permit or pertaining to the activity covered by the permit; and to conduct surveys and investigations, including sampling or monitoring, pertaining to the construction, modification, or operation of the facility covered by the permit or pertaining to the activity covered by the permit.
- J. If the permittee discovers, through any means, including notification by the county, that noncompliance with a condition of the permit has occurred, the permittee shall take all reasonable steps to minimize the adverse impacts on human health, public drinking water supplies, or the environment resulting from the noncompliance.
- K. If the permittee discovers that noncompliance with a condition of the permit has occurred which could endanger human health, public drinking water supplies, or the environment, the permittee shall, within 24 hours of the discovery of the noncompliance, orally notify the commissioner. Within five days of the discovery of the noncompliance, the permittee shall submit to the commissioner a written description of the noncompliance; the cause of the noncompliance; the exact dates of the period of the noncompliance; if the noncompliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.
- L. The permittee shall report noncompliance with the permit not reported under item K as a part of the next report which the permittee is required to submit under this permit. If no reports are required within 30 days of the discovery of the noncompliance, the permittee shall submit the information listed in item K within 30 days of the discovery of the noncompliance.
- M. The permittee shall give advance notice to the commissioner as soon as possible of planned physical alterations or additions to the permitted facility or activity that may result in noncompliance with a Minnesota or federal pollution control statute or rule or a condition of the permit.
- N. The permit is not transferable to any person without the express written approval of the county after compliance with the requirements of Minn. R. 7001.0190 or 7020.0405, subp. 4, if applicable. A person to whom the permit has been transferred, or reissued, shall comply with the conditions of the permit.
- O. The permit authorizes the permittee to perform the activities described in the permit under the conditions of the permit. In issuing the permit, the county assumes no responsibility for damage to persons, property, or the environment caused by the activities of the permittee in the conduct of its actions, including those activities authorized, directed, or undertaken under the permit. To the extent the county may be liable for the activities of its employees, that liability is explicitly limited to that provided in the Tort Claims Act, Minn. Stat. § 3.736.



- 1. 44x288 barn
- 70x150 open lot
- 2. 60x200 barn
- 60x250 open lot
- 3. 50x200 barn
- 60x200 barn
- 4. 32x120 barn
- 32x120 open lot
- 5. 6' diameter calf hutches (50)
- 6. 9,700 sq ft open lot w/3 stockpile pads
- 7. 16x32 dead animal treatment
- 8. 144x220x4 permanent stockpile (proposed)
- 6x6x4 limited risk LMSA (proposed)
- 10x144 ramp (proposed)
- 9. 166x11.5 LMSA
- 10. 207x8.7 LMSA

Kipland Vale, Inc.
 76.41610.0500
 24353 125th Street
 Seciton 7 - Rockville City

- Tile Inlet
- Well
- Sections
- Parcels

100' ditch setback

1 inch = 200 feet
 0 100 200
 Feet



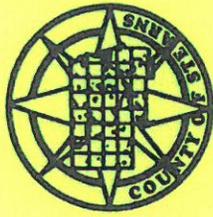
2015 4-Inch Image

Facility Codes	Approved	Modifying	
	Eliminating		Non-Feedlot
	Existing		Proposed



This map is made available on an "as is" basis, without express or implied warranty of any sort including, specifically, any implied warranties of fitness for a particular purpose, warranties of merchantability, or warranties relating to the accuracy or completeness of the database.

Date: 4/19/2017



COUNTY OF STEARNS

Environmental Services Department

320-656-3613 • 1-800-450-0852

PERMIT NO. SCES-CSF-F-000374

- Shoreland Construction Site Permit
- Conditional Use Permit
- Major Shoreland Alteration Permit

- Minor Shoreland Alteration Permit
- Wetland Alteration

- Feed Lot 144' x 220' x 4' LMSA
- Other 6' x 6' x 4' Limited Risk LMSA
10' x 144' Ramp

Has been issued to:

Kipland Vale, Inc.

(applicant)

24353 125th Street St. Cloud MN (property address)

56301

Expiration Date: 5-4-2019

POST CONSPICUOUSLY AT PROJECT SITE

CITY OF ROCKVILLE
APPLICATION FOR CONDITIONAL USE PERMIT: FEE \$200
RECORDING FEE: \$46.00 (Per Document)

Need separate checks: 1 for Conditional Use permit fee & 1 for recording fee(s)

Need a Copy of Deed

PLEASE NOTE: ANY COSTS (i.e. LEGAL, ENGINEERING, ADMINISTRATIVE, STEARNS COUNTY FEES, ETC) INCURRED OVER AND ABOVE THE APPLICATION FEE ARE THE RESPONSIBILITY OF THE PETITIONER)

PROPERTY LOCATION/ADDRESS: 24353 125th Ave ST. CLOUD, Mn. 56301

LEGAL DESCRIPTION: SW4NE4SE4NW4, E2S44⁺W2SE4 **PARCEL #:** 76.41610.0500 **ZONING:** Ag

EXPLANATION OF REQUEST: Construct a 140' x 280' manure stacking slab

If replacing an existing structure, what will be done with the old structure? NA

Has a variance request been made previously on this property? Yes If yes, when? 2010

- Provide Individual property owner names/addresses within 350 feet or nearest 10 property owners, whichever is greatest.
- Applicant provides an aerial photo (The photo would depict vegetative cover on property and how it links with adjacent property).
- Applicant provides the distance to the nearest existing driveway.

PROPERTY OWNER:

Name (Print): <u>Kipland Vale Inc.</u> Phone: <u>320-290-1927</u>	
Address: <u>24353 125th Ave ST. CLOUD, Mn. 56301-9750</u>	
Signature (required): <u>Roger B. Bechtel</u> Date: <u>5/10/17</u>	

*Signature of property owner shall serve as acknowledgement and authorization of this request.

APPLICANT:

Name (Print): <u>Kipland Vale Inc.</u> Phone: <u>320-290-1927</u>	
Address: <u>24353 125th Ave. ST. CLOUD, Mn. 56301-9750</u>	
Signature (required): <u>Roger B. Bechtel</u> Date: <u>5/10/17</u>	

(I hereby certify that I have read the above information and I agree with the terms)

101.41000-34102 \$46.00

OFFICE USE ONLY:

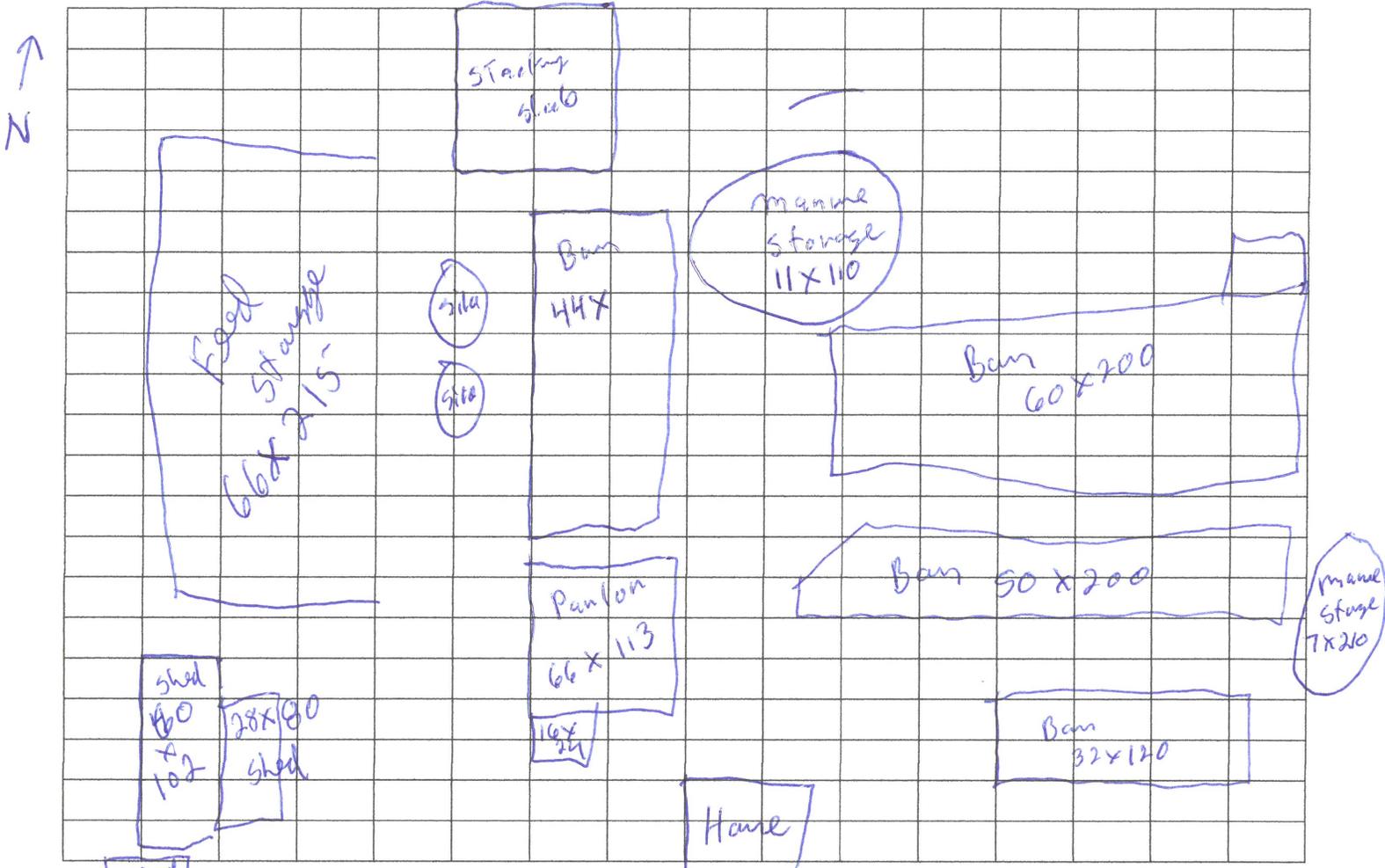
Permit # <u>17-02CUP</u>	
R # _____ Conditional Use Permit Fee Check# <u>1694</u> Date <u>5/11/17</u>	101.41000.34103 \$200.00
R # _____ Reimb. for Invoice Check# <u>1695</u> Date <u>5/11/17</u>	101.41000.34102 \$46.00

**CITY OF ROCKVILLE
APPLICATION FOR CONDITIONAL USE PERMIT**

Please use this for to explain how your request for a conditional use permit meets the zoning requirements.

1. Not a burden on public facilities. *will not burden city of Rockville
it may reduce traffic.*
2. Compatible with existing and planned adjacent uses. *In an Ag area*
3. No adverse affect on adjacent properties.
4. Related to the needs of the City.
5. Consistent with the Comprehensive Plan.
6. Not a traffic Hazard.
7. Adequate parking and loading. *NA*
8. Not detrimental to health, safety, and welfare.
9. Flood plan. *Excess water pumped into existing manne storage.*

A conditional use permit cannot be granted unless evidence is presented that satisfies the conditions above. Failure to adequately provide such information may result in a denial of your request for a conditional use permit. (Attach additional sheets if necessary).



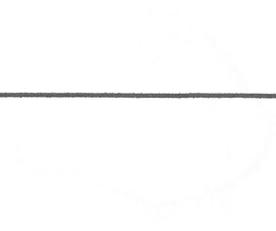
The undersigned hereby certifies that they are the owner of the property located at:

24353 125th Ave - ST. CLOUD, Mn - 56301 - 9750

And hereby agrees to locate the proposed stacking slab as shown by the diagram above if a variance is granted, and further certifies that the block plan shown by the diagram above is a current and correct plan of structures that exist on said property.

Roger B. Bechtold
 Signature of Applicant
 (I hereby certify that I have read the above information and I agree with the terms.)

5/10/17
 Date



Staff Use only:

Zoning Administrator reviewed Conditional Use Permit Application.

1. Referred to City Attorney and/or City Engineer: Date _____

Why: _____

2. Determination made & why: _____

() Complete Application

() Incomplete Application Why: _____

Applicant was notified for additional information: Date _____ in which the information needs to be turned in by. _____ in person _____ by phone _____ email

Staff _____ Date _____

1800-ft
House to
stacking
slab

Carol Haakonson
12494 Glacier Rd
Saint Cloud MN 56301

Land - about House - 180-ft SS - 1900-ft

Gregg + Paula Schleppebach
24943 Havenwood Road
Saint Cloud MN 56301-9702

Land - about House - 560-ft SS - 2000-ft

Mark + Brenda Schneider
24942 Havenwood Road
Saint Cloud, MN 56301-9702

Land - about House - 240-ft SS - 1400-ft

Joseph + Audrey Miller
21822 Forest Hill Road
Richmond MN 56368-8315

Land - about No house

Brent + Kayla Nierenhausen
12953 250TH ST
Saint Cloud MN 56301-9474

Land - ~~1450~~⁴⁵⁶-ft House - 1,000-ft SS - 2,600-ft

Stephena + Margaret Dietman
12865 250TH ST
Saint Cloud MN 56301-9483

Land - 450-ft House - 970-ft SS - 2,300-ft

Paul + Roxanne Schmitz
24947 Haywood Road
Saint Cloud MN 56301-9756

Land - 450-ft House - 1100-ft SS - 2,400-ft

Kurt + Tolene Braegelmann
13476 Greystone Road
Cold Spring MN

Land-abut House-1900-ft 56320-9637
SS-3,900-ft

Gregory + Terry Maeller
25770 133 RD AVE

Cold Spring MN

Land-abut House-5,500-ft 56320-9638
SS-7,200-ft

John + Linda Peck

12299 Sawk River Road

Saint Cloud MN

Land-abut House-1100-ft 56301-9755
SS-~~7,000~~^{2,600}-ft

Daniel + Melissa Kron

26183 133 RD AVE

Cold Spring MN 56320

Land-abut, House-7,500-ft SS-9,700-ft

Gerald + Joann Tippelt

17318 235TH ST

Cold Spring MN

56320

Land-abut House 1,900-ft SS-4,300-ft

Charles + Cheryl Unger
24984 Haywood Road
Saint Cloud MN 56301-9756

Land - 400-ft House - 1,000-ft SS - 2,400-ft

Sarah Lindbloom, and
Nathan Gill
24984 Haywood Road
Saint Cloud, MN 56301

Land - 400-ft House - 1,000-ft SS - 2,400-ft

Timothy + Aleta Holbrook
13002 250TH ST
Saint Cloud, MN 56301-9482

Land - 1300-ft House - 1400-ft SS - 2,900-ft

Matthew + Carol Bicknell
12924 250TH ST
Saint Cloud MN 56301-9474

Land - 1300-ft House - 1500-ft SS - 2,900-ft

James + Elizabeth Althaus
25264 Haywood Rd
Saint Cloud MN 56301-5953

Land - 1300-ft House - 2700-ft SS - 4,100-ft

Cory + CA Schreitels
12450 235TH ST
Cold Spring MN 56300

Land - 1800-ft House - 1900-ft SS - 4,500-ft

Richard + Susan Mehr
11976 Glacier Road
Saint Cloud MN 56301-9744

Land - 1320-ft House - 3,000-ft SS - 3900

Thomas + Donna Hansen
13667 Glacier Road
Cold Spring MN 56328-9600

Land - 1320-ft House - 3,300-ft SS - 5,700-A

SAUK RIVER RD

76.41610.0900
PECK FAMILY
TRUST

76.41611.0900
COUNTY
OF STEARNS

125 AV

76.41610.0500
KIPLAND
VALE INC

76.41610.0400
DANIEL M KRON

8

7

GLACIER RD

76.41611.0500
RICHARD J &
SUSAN C MEHR

76.41610.0300
JUDITH R
MOLITOR

76.41610.0200
CAROL A
HAAKONSON

76.42185.0002
BRENT
NIERENHAUSEN

250 ST

HAVENWOOD RD

76.41608.0200
DANIEL J
HANSEN

5

76.41609.0100
DANIEL J
HANSEN

6

HAYWOOD RD

131 AV

76.41608.0202
DANIEL J
HANSEN

76.41609.0400
THOMAS G &
DONNA M HANSEN

CO RD 2





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SAGE RIVER RD

HAVENWOOD RD

GROSSMOUNT RD

WAKEFIELD RD

WAKEFIELD RD

250 ST

200 RD



DANIEL M KRON
76.41610.0400

KIPLAND
VALE INC
76.41610.0500

99

7

CHRISTOPHER M
SMITH
76.41610.0200

JOSEPH R
WILFONG
76.41610.0300

MARK A BIRDA
T SCHMIDT
76.41610.0400

GREGORY
SCHMIDT
76.41610.0500

DAVID A
LAWSON
76.41610.0600

PAUL R
ROBERTSON
76.41610.0700

STEPHEN
NASHAREL
76.41610.0800

NIEMELA
76.41610.0900

TIMOTHY M
TIMOTHY M
76.41609.0800

PAUL R
BICKNELL
76.41609.0700

CHRISTINA M
MAYNUS
76.41710.061

CHRISTINA M
MAYNUS
76.41710.0500

6

DONNA M HANSEN
THOMAS G &
76.41609.0400

WILL J
76.41609.0200

ELIZABETH
76.41609.0300



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12

Wakefield

4

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6

1

33

32

St. Joseph

31

Colesville

30

John Pecht
12299 ~~Sue~~ Brian Road
St. Cloud, Mn. 56301
Carol ~~Holtz~~ Haakonev
12494 Glacier Rd.
St. Cloud. 56301

Richard Mehr.
11976 Glacier Rd
St. Cloud. Mn 56301

David Simon
11787 Glacier Rd
ST. CLOUD, Mn. 56301

Lynn Ferrite
24804 Halfman Rd.
St. Cloud.

Mike Willenbring
11692 Glacier Rd.
St. Cloud 56301

John Klein
11525 Glacier Rd
St. Cloud

Charles Unger
Haywood Rd.
ST. CLOUD, Mn. 56301

Paul Schmitz
Haywood Rd
ST. CLOUD, Mn 56301

Gregg Schlippenback
24943 Havenwood Road
Saint Cloud, MN 56301

James Althaus
25-264 Haywood Rd
St. Cloud, 56301

Don Ehmmeier
24992 Halfman Rd
St. Cloud 56301

Mark Schneider
Haywood Rd
ST. CLOUD, Mn. 56301

Steve Dietman
12865 250th ST.
ST. CLOUD, Mn 56301

Gill
Haywood Rd
ST. CLOUD, Mn. 56301

Ken Mutschke
11596 Glacier Rd.
ST. CLOUD, Mn. 56301

Brian Stanger
25022 Halfman Rd
St. Cloud

Fred Swinkhammer
25036 Halfman Rd
St. Cloud

CITY OF ROCKVILLE
CONDITIONAL USE PERMIT APPLICATION AND THE PROCESS

The Conditional Use permit application must be filled out and completed by the Applicant. The following items should be included as part of the application.

PURPOSE

The purpose of this Section of the Zoning Ordinance is to provide the City with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare and public safety.

PROCEDURE

1. **Application.** A person applying for a Conditional Use Permit must fill out and submit to the Zoning Administrator a Conditional Use Permit Application form, accompanied by the required fee and detailed material fully explaining the specific request together with such information as is necessary to show compliance with this Ordinance. The application must include a site plan showing the following, as applicable:
 - A. **Application filled out & signed**
 - B. **Form to explain how the request for a Conditional Use Permit meets the zoning requirements.** (A Conditional Use Permit cannot be granted unless evidence is presented that satisfies the 9 conditions. Failure to adequately provide such information may result in a denial of your request for a conditional use permit.)
 - C. **Copy of Deed.**
 - D. **Provide Individual Property Owner names:** Within 350 feet or nearest 10 property owners (whichever is greatest)
 - E. **Applicant provides an Aerial Photo** (The photo would depict vegetative cover on property and how it links with adjacent property).
 - F. **Applicant provides the distance to the nearest existing driveways.**
 - G. **Application must include a site plan.**
(Site plan shows the following, as applicable :)
 1. Site description (legal description).
 2. A Certificate of Survey.
 3. Site plan drawn to scale showing the parcel and building dimensions, area and setbacks.
 4. Location of all existing and proposed buildings and their square footage.
 5. Curb cuts, driveways, access roads, parking spaces, off-street loading areas, sidewalks, vehicular circulation, and snow storage locations.
 6. Landscaping and screening plans.
 7. Waste facilities including enclosure and screening.
 8. Drainage and grading plan.
 9. Sanitary sewer and water plan with estimated use per day.
 10. Soil type.
 11. Any additional written or graphic information reasonably required by the Zoning Administrator or the Planning Commission.
2. **Fees.** A fee the City Council shall establish by resolution must accompany the application. **An additional fee may be charged for atypical projects, which in the opinion of the Zoning Administrator will require additional staff time and/or City Expenditures. In such case, the applicant will be required to reimburse the City for administrative time, professional services and costs incurred by the City.**

- ◆ The required fee offsets –Staff time, publishing the public hearing notice, mailing the notice to property owners, the regular scheduled meetings of the Planning Commission & Council.
***Note: There is an additional cost to hold a special meeting.

When a complete Conditional Use permit application is on file. (Here are the next steps.)

1. **Referral to Planning Commission.** After the Zoning Administrator has reviewed the application and the date has been set for the public hearing, the Zoning Administrator shall refer the application to the Planning Commission, together with the Zoning Administrator's review and recommendations regarding the application.
2. **Planning Commission Review.** The Planning Commission shall consider the request at their next regularly scheduled meeting and shall make a recommendation and report to the City Council.
 - A. **Appearance by Applicant.** The applicant or the applicant's representative(s) must appear before the Planning Commission in order to answer questions concerning the Conditional Use Permit application.
3. **Recommendation by the Planning Commission.** After reviewing the Conditional Use Permit application, the Planning Commission will make a written recommendation to the City Council within forty-five (45) days after the Zoning Administrator receives the application as to whether the City Council should approve or deny the application. If approval is recommended, the Planning Commission may suggest conditions to be attached to the Conditional Use Permit.
4. **City Council's Review.** Upon receiving the Planning Commission's report and recommendation, the City Council may hold an additional public hearing, if deemed necessary, and make the final decision on all Conditional Use Permit applications.
 - A. **Appearance by Applicant.** The applicant or the applicant's representative(s) must appear before the City Council in order to answer questions concerning the Conditional Use Permit application.
5. **Vote Required.** Approval of a Conditional Use Permit will require passage by a majority of the votes cast.
6. **Conditions.** If the City Council grants the Conditional Use Permit, it may impose conditions to it, or the Planning Commission, considers necessary to protect the public health, safety and welfare.
7. **Written Findings.** The City Council will issue written findings stating the reasons for its decision and any conditions imposed, and will serve a copy of its decision on the applicant by U.S. mail, within ten (10) days after its decision. In any event, the City Council will make a decision on each Conditional Use Permit application within sixty (60) days after the Zoning Administrator receives the application or may extend the time for consideration under state law.
8. **Appeal.** An applicant may appeal the City Council's decision to the Stearns County District Court as provided by law.
9. **Amendments.** An application for an amendment to a Conditional Use Permit will be administered in the same manner as a Conditional Use Permit.
10. **Resubmission.** No application, which is substantially the same as and application of a denied Conditional Use Permit shall be resubmitted for a period of one (1) year from the date of denial. The City Council may permit a new application if, in its opinion, new evidence or a change of circumstances warrant reconsideration.

CRITERIA FOR GRANTING CONDITIONAL USE PERMITS

In granting a Conditional Use Permit, the City Council will consider the advice and recommendation of the Planning Commission and the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding land, including land values. Among other things, the City Council must make the following findings when applicable.

1. **Not a Burden on Public Facilities.** 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. **Compatible with Existing and Planned Adjacent Uses.** That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for existing and planned uses in the area.
3. **No Adverse Affect on Adjacent Properties.** The structure and site will not have an appearance, traffic, noise, odors, fumes, dust, vibration, light or emission levels or other features that will have an adverse effect upon adjacent properties for purposes already in use or permitted.
4. **Related to the Needs of the City.** The use is reasonably related to the overall needs of the City and to existing land uses.
5. **Consistent with the Comprehensive Plan.** The proposed use is in compliance with the Land Use Plan and other portion of the Comprehensive Plan adopted by the City.
6. **Not a Traffic Hazard.** The use will not cause a traffic hazard or congestion.
7. **Adequate Parking and Loading.** That maximum measures have been or will be taken to provide maximum off-street parking and loading space to serve the proposed use.
8. **Not detrimental to Health, Safety and Welfare.** The proposed use will not be detrimental to the public health, safety, comfort and general welfare of the City.
9. **Floodplain.** For property located in Floodplain districts, the criteria set out in the Floodplain Ordinance will be met.
10. **Shore land.** For property located in Shore land districts, the criteria set out in the Shore land Ordinance will be met.
11. **Feedlots.** Feedlots will meet the requirements of this Ordinance and all other applicable ordinances.

ADDITIONAL CONDITIONS

In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may recommend the imposition of and the City Council may impose conditions considered necessary to protect the best interest of the surrounding area or the City as a whole, in addition to the standards and requirements expressly specified by this Ordinance. These conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimensions.
2. Limiting the height, size, number or location of buildings.
3. Controlling the location and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking spaces.
6. Limiting the number, size, location or lighting of signs.
7. Requiring diking, berming, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.
9. Designating operating hours and noise levels.
10. A time limit on the use.
11. Any other condition the Planning Commission or City Council deems necessary to protect the public interest.

12. Additional Conditions may be imposed on property located in a floodplain in accord with the Floodplain Ordinance.
13. Additional Conditions may be imposed on property covered by the Shore land Ordinance.
14. Additional Conditions may be imposed on feedlots in accord with other applicable ordinances including without limitation Stearns County=s Ordinances relating to feedlots.

CHANGES IN CONDITIONAL USES

Any change involving structural alteration, enlargement, intensification of use, or similar change not specifically permitted by the Conditional Use Permit issued shall require an amended Conditional Use Permit and all procedures shall apply as if a new permit were being issued. The Zoning Administrator will maintain a record of all Conditional Use Permits issued including information on the use, location, and conditions imposed by the City Council and time limits, review dates, and such other information as may be appropriate.

RECORDING CONDITIONAL USE PERMITS

A certified copy of any Conditional Use Permit shall be filed with the Stearns County Recorder. The Conditional Use Permits shall include the legal description of the property involved.

- ◆ Stearns County Recorder office charges a fee to record the legal document.
The Applicant is responsible for those fees.

REVOCAION

In the event that the applicant violates any of the conditions set forth in this permit, the City Council shall have the authority to revoke a Conditional Use Permit.

TIME LIMITATION

A Conditional Use Permit may include an expiration date and the property owner will be responsible to submit the application for renewal of the permit. The City Council will review and approve all renewal applications, which must be submitted at least sixty (60) days before the expiration date. The criteria for renewal will be the same as for a new permit. The owner of the land will not be required to pay a fee for said review.

LAPSE/EXPIRATION

If within one (1) year after granting a Conditional Use Permit the use permitted has not been started, then the permit will become null and void unless the City Council has approved a petition for an extension. Conditional Use Permits expire if the authorized use ceases for any reason for more than six (6) months. Conditional Use Permits expire if the use is abandoned. A use is considered abandoned if the use is replaced by another use or discontinued for more than six (6) months.

COMPLIANCE

1. **Revocation.** The City Council may revoke a conditional use permit if it determines that the permit's terms and conditions are not being complied with.
2. **Procedure.** The Building Inspector, Zoning Administrator, any Council member or the Mayor may bring before the City Council notice of a potential violation involving the terms or conditions of a Conditional Use Permit which has been issued in the City. In such event the Building Inspector or Zoning Administrator shall investigate the violation and report back to the Council. If the Council determines that proceedings to consider revocation of the permit are warranted, the Council shall provide five (5) days written notice to the owner of the property, as shown on the property tax records for which the

Conditional Use Permit has been issued, of the time and place at which the Council will consider the revocation. The property owner shall have an opportunity to be heard after which time the Council may take all appropriate actions including the revocation and termination of the Conditional Use Permit.

3. **Costs of Enforcement.** It shall be a term of any Conditional Use Permit issued by the City, whether or not specifically stated, that the property owner(s) shall pay all staff and reasonable attorney's fees associated with enforcement of the terms of the Conditional Use Permit.

THE STEPS:

1. Provide a complete application by the 2nd Tuesday of the month to be on the following month's Planning Commission Agenda.
2. **DATE:** _____ Planning Commission –May schedule a site visit; hold the public hearing at their meeting and make a recommendation to the Council at the next City Council meeting.
3. **DATE:** _____ Council - (Meets 3rd Wednesday of month) Makes the final decision—if Council grants the Conditional Use Permit.
4. Applicant:
 - ◆ If applicant waits for Council approval before providing the plans the next step is to fill out the Building Permit Application & provide 2 full sets of plans to City Hall.
 - ◆ If Applicant provided the Building Permit Application & 2 full sets of plans with the Conditional Use process. The applicant will need to notify City Hall that the plans that are on file are correct. This process will not be forwarded to the Building Official until applicant contacts City Hall.
DATE: _____ **Applicant should call City Hall.**
5. Building Official-Reviews the plans (allow 4-6 days). Once City Hall receives the plans back, Staff will notify the Applicant with the cost of the building permit.

Kipland Vale Inc.

Roger B. Bechtel

(Applicant Signature)

5/10/2017

Date

(I hereby certify that I have read the above information and I agree with the terms.)

46.00
1.65 3-3-11
NO DELINQUENT TAXES AND
TRANSFER ENTERED
DATE March 7, 2011
AUDITOR Larry R. Scieszka
DEPUTY [Signature]
76.41610.0500
76.41634.0800

OFFICE OF COUNTY RECORDER
STEARNS COUNTY, MINNESOTA

Document: A1338852

Certified, Filed, and/or Recorded on
March 07, 2011 1:38 PM

DIANE GRUNDHOEFER
STEARNS COUNTY RECORDER



Quit Claim Deed
(Individuals to Corporation)

STATE DEED TAX DUE HEREON: \$1.65
Date: February 28, 2011

FOR VALUABLE CONSIDERATION: **Jerome F. Bechtold and Eulalia May Bechtold**, husband and wife, Grantors, hereby convey and quitclaim to **Kipland Vale, Inc.**, Grantee, a corporation under the laws of Minnesota, real property in Stearns County, Minnesota, described as follows:

All that part of the Northwest Quarter of the Northeast Quarter lying Northerly of a ditch as now located and established on said 40 of Section 18, Township 123, Range 29, Stearns County, Minnesota;

ALSO:

The Southwest Quarter of the Northeast Quarter of Section 7, Township 123, Range 29 and the West One-half of the Southeast Quarter and the East One-half of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter, all located in Section 7, Township 123, Range 29, Stearns County, Minnesota.

✓ This deed is given to terminate Grantors' life estate contained in that deed recorded on June 7, 1991 as Document No. 697524.

Together with all hereditaments and appurtenances belonging thereto. This deed conveys after-acquired title.

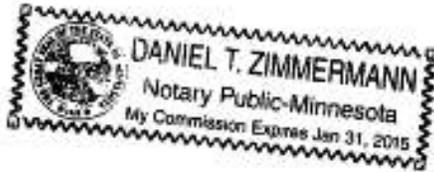
Total consideration for this transaction is less than \$500.00.

Jerome F. Bechtold
Jerome F. Bechtold

Eulalia May Bechtold
Eulalia May Bechtold

STATE OF MINNESOTA)
) ss.
COUNTY OF STEARNS)

The foregoing instrument was acknowledged before me this 28th day of February, 2011, by Jerome F. Bechtold and Eulalia May Bechtold, husband and wife, Grantors.



Daniel T. Zimmermann

Notary Public

ev
THIS INSTRUMENT DRAFTED BY:
WILLENBRING, DAHL,
WOCKEN & ZIMMERMANN, PLLC
Daniel T. Zimmermann (141835)(bak)
318 Main Street, PO Box 417
Cold Spring, MN 56320-0417
Telephone (320) 685-3678
File No. 20789-001

Tax statements to be sent to:

Kipland Vale, Inc.
24353 125th Avenue
St. Cloud, MN 56301

PAYMENT DATE
 03/07/2011
COLLECTION STATION
 027 TREAS DONNA # 1
RECEIVED FROM
 WILLENBRING DAHL
 WOCKEN ZIMMERMAN
DESCRIPTION

RANDY R. SCHREIFELS
STEARNS COUNTY AUDITOR-TREASURER
 705 COURTHOUSE SQ RM-136/PO BOX 728
 ST CLOUD MN 56302-0728
 (320) 656-3870

BATCH NO.
 2011-03000430
RECEIPT NO.
 2011-00004020

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																														
DEED	DEED TAX % DEED KIPLAND VALE INC 01 2145 DUE TO STATE DEED TAX \$1.65	\$1.65																														
	<table border="0"> <tr> <td colspan="3">Payments:</td> </tr> <tr> <td>Type</td> <td>Detail</td> <td>Amount</td> </tr> <tr> <td>Check</td> <td>058775</td> <td>\$1.65</td> </tr> <tr> <td colspan="2">Total Cash</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Check</td> <td>\$1.65</td> </tr> <tr> <td colspan="2">Total Charge</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Other</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Remitted</td> <td>\$1.65</td> </tr> <tr> <td colspan="2">Change</td> <td>\$0.00</td> </tr> <tr> <td colspan="2">Total Received</td> <td>\$1.65</td> </tr> </table>	Payments:			Type	Detail	Amount	Check	058775	\$1.65	Total Cash		\$0.00	Total Check		\$1.65	Total Charge		\$0.00	Total Other		\$0.00	Total Remitted		\$1.65	Change		\$0.00	Total Received		\$1.65	
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Total Cash		\$0.00																														
Total Check		\$1.65																														
Total Charge		\$0.00																														
Total Other		\$0.00																														
Total Remitted		\$1.65																														
Change		\$0.00																														
Total Received		\$1.65																														
	Total Amount:	\$1.65																														

FINDING OF FACT
CRITERIA FOR GRANTING CONDITIONAL USE PERMITS

In granting a Conditional Use Permit, the City Council will consider the advice and recommendation of the Planning Commission and the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding land, including land values. Among other things, the City Council must make the following findings when applicable.

1. **Not a Burden on Public Facilities.** 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.
Becker Y/N Herberg Y/N Meyer Y/N Molitor Y/N Tippelt Y/N

2. **Compatible with Existing and Planned Adjacent Uses.** That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for existing and planned uses in the area.
Becker Y/N Herberg Y/N Meyer Y/N Molitor Y/N Tippelt Y/N

3. **No Adverse Affect on Adjacent Properties.** The structure and site will not have an appearance, traffic, noise, odors, fumes, dust, vibration, light or emission levels or other features that will have an adverse effect upon adjacent properties for purposes already in use or permitted.
Becker Y/N Herberg Y/N Meyer Y/N Molitor Y/N Tippelt Y/N

4. **Related to the Needs of the City.** The use is reasonably related to the overall needs of the City and to existing land uses.
Becker Y/N Herberg Y/N Meyer Y/N Molitor Y/N Tippelt Y/N

5. **Consistent with the Comprehensive Plan.** The proposed use is in compliance with the Land Use Plan and other portion of the Comprehensive Plan adopted by the City.
Becker Y/N Herberg Y/N Meyer Y/N Molitor Y/N Tippelt Y/N

6. **Not a Traffic Hazard.** The use will not cause a traffic hazard or congestion.
Becker Y/N Herberg Y/N Meyer Y/N Molitor Y/N Tippelt Y/N

7. **Adequate Parking and Loading.** That maximum measures have been or will be taken to provide maximum off-street parking and loading space to serve the proposed use.
Becker Y/N Herberg Y/N Meyer Y/N Molitor Y/N Tippelt Y/N

8. **Not detrimental to Health, Safety and Welfare.** The proposed use will not be detrimental to the public health, safety, comfort and general welfare of the City.
Becker Y/N Herberg Y/N Meyer Y/N Molitor Y/N Tippelt Y/N

9. **Floodplain.** For property located in Floodplain districts, the criteria set out in the Floodplain Ordinance will be met.
Becker Y/N Herberg Y/N Meyer Y/N Molitor Y/N Tippelt Y/N

10. **Shore land.** For property located in Shore land districts, the criteria set out in the Shore land Ordinance will be met.
Becker Y/N Herberg Y/N Meyer Y/N Molitor Y/N Tippelt Y/N

11. **Feedlots.** Feedlots will meet the requirements of this Ordinance and all other applicable ordinances.
Becker Y/N Herberg Y/N Meyer Y/N Molitor Y/N Tippelt Y/N

ADDITIONAL CONDITIONS

In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may recommend the imposition of and the City Council may impose conditions considered necessary to protect the best interest of the surrounding area or the City as a whole, in addition to the standards and requirements expressly specified by this Ordinance. These conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimensions.
2. Limiting the height, size, number or location of buildings.
3. Controlling the location and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking spaces.
6. Limiting the number, size, location or lighting of signs.
7. Requiring diking, berming, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.
9. Designating operating hours and noise levels.
10. A time limit on the use.
11. Any other condition the Planning Commission or City Council deems necessary to protect the public interest.
12. Additional Conditions may be imposed on property located in a floodplain in accord with the Floodplain Ordinance.
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