



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: planning@ci.fergus-falls.mn.us

www.ci.fergus-falls.mn.us

Conditional Use Permit

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: **G & S Holdings LLC**
Last name: **Cory Samp** First name: **David Gundersen**
Address: **1504 Pebble Lake Road** City/State/Zip: **Fergus Falls, MN 56537**
Phone number: **218-998-3418** Email address: **cory.samp@yahoo.com**
gundersendave@yahoo.com

2. Applicant Information: (if different from above)

Company name: **RE/MAX Signature Properties**
Last name: **Bruce Fuhrman** First name: **Andrew Yaggie**
Address: **130 E. Lincoln Avenue** City/State/Zip: **Fergus Falls, MN 56537**
Phone number: **218-531-0212** Email address: **bruce.fuhrman@remax.net**
andrew.yaggie@remax.net

3. Address(es) of Property Involved: (if different from above)

507 South Sheridan Street, Fergus Falls, MN 56537

4. Zoning Designation: **R-2**

5. Statement of Intent: Briefly describe what will be done on or with the property requiring the conditional use approval.

Buyer plans to use as office and fleet storage / service space for a home delivery service, with the intent of also displaying vehicles for sale on the property. Historically, this property has been utilized as office, fleet and supply storage for a telephone provider since erected in the 1950's. For the past two years, it has been used as a wholesale material warehouse.

7. Additional Required Information:

a. Legal Description and PIN: Provide the Parcel Identification Number(s)

71001990308000

Complete legal description(s) of the property involved or put "see attached"

Cutler's 3rd Addition, Lots 2 & 3, Block 8

b. Proposed Plans: A site plan is required. A landscape plan, grading and drainage plan, and other items may be required by the city/planning commission. **See Attached - page 5, showing a GIS image of the property. Aesthetic improvements to facility and property to be completed, with no other changes to building or property.**

c. Written Narrative: The written narrative should thoroughly address the following general items in addition to any specific requirements pertaining to the proposed use, which Section 154.019 (Conditional Use Permit) of the City Code directs the City Council to evaluate during consideration of conditional use applications: **Attached**

(1) Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city?

No. Buyer is investing approximately \$30,000 to improve the building. Because the site has been used for a similar business purpose for many years (office / warehouse), vehicle sales is an accessory use and additional traffic will be negligible.

(2) Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions?

Yes. This property is located immediately south of U Haul and Southeast of an automobile repair shop. There is no comprehensive plan. This site was originally operated by Bell Telephone (and successors), followed by warehousing materials, which are similar to the proposed use and harmonious with surrounding businesses.

(3) Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood?

Yes. The proposed use will be enhanced architecturally in that landscaping will be performed in line and enhance the general character and vicinity of the area. Property value will increase through investment from improvements.

(4) Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools?

Yes. Because the use of this facility is largely the same as previous uses, all of the above services are adequate.

(5) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

The proposed use will not be hazardous or detrimental to any surrounding persons or property. Proposed use will not produce any excess noise, smoke, fumes, glare or odors. Primary use is office and warehouse.

(6) Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets?

There will be no appreciable increase in traffic created beyond what exists from surrounding businesses. Proposed use of transportation vehicles in conjunction with this particular property compliments surrounding business use.

(7) Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?

Correct. No natural, scenic, or historic features exist on this property.

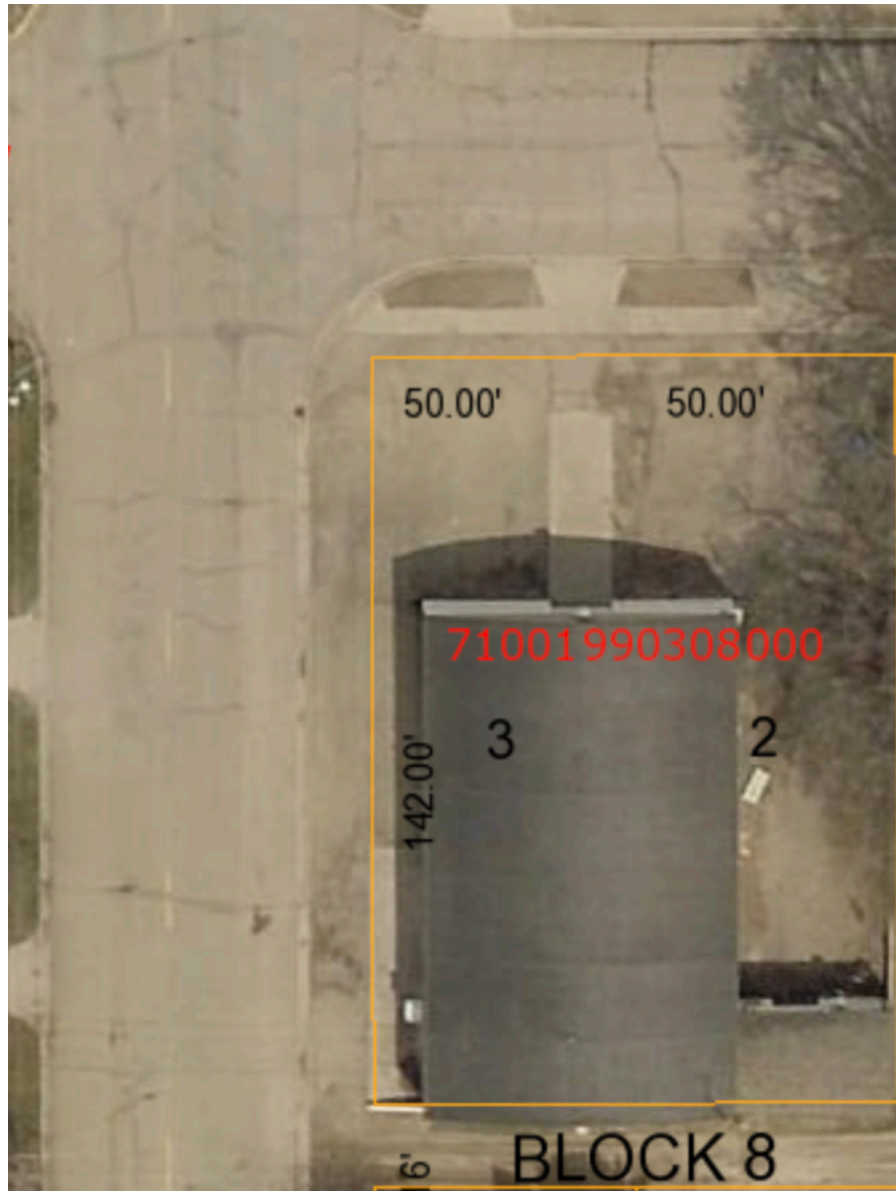
8. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: Cory Saup David Gunler Date: 10-22-2020

Applicant: Bruce Fuhrman Date: 10-22-2020

C. Written Narrative

The proposed use of this property will be a new business in Fergus Falls, complimenting surrounding businesses, and will create two full-time jobs and will invest roughly \$250,000 between building purchase and improvements, some of which include new flooring, painting, repaving existing parking lot, and landscaping.



GIS Image (Otter Tail County)
507 South Sheridan Street



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: building.zoning@ci.fergus-falls.mn.us

www.ci.fergus-falls.mn.us

Re-Zoning Application

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: **G & S Holdings LLC**

Last name: **Cory Samp** First name: **David Gundersen**

Address: **1504 Pebble Lake Road** City/State/Zip: **Fergus Falls, MN 56537**

Phone number: **218-998-3418** Email address: **cory.samp@yahoo.com**
gundersendave@yahoo.com

2. Applicant Information: (if different from above)

Company name: **RE/MAX Signature Properties**

Last name: **Bruce Fuhrman** First name: **Andrew Yaggie**

Address: **130 E. Lincoln Avenue** City/State/Zip: **Fergus Falls, MN 56537**

Phone number: **218-531-0212** Email address: **bruce.fuhrman@remax.net**
andrew.yaggie@remax.net

3. Address(es) of Property Involved: (if different from above)

507 South Sheridan Street, Fergus Falls, MN 56537

4. Comprehensive Plan Designation: **No Comprehensive Plan**

5. Zoning Change Requested: Complete item 5a and/or 5b as appropriate for your application.

a. Zoning Map Change:

Existing Designation(s): **R-2**

Proposed Designation(s): **I-2**

b. Zoning Text Amendment: Identify which section of the City Code is to be amended and briefly describe how the text is to be changed in light of the intended project. **Not Applicable**

6. Reason for Zoning Change: In approving a request for rezoning a property or amending the zoning text, one or both of the following circumstances must be evident; indicate which of the

following best characterizes the reason that the intended use is not allowed by the existing zoning designation.

A mistake was made when the existing zoning text or map was approved.

Circumstances have changed since the original zoning that now justifies a change.

7. Additional Required Information:

a. Legal Description and PIN: Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.

b. Written Narrative: The narrative should describe in detail the nature of the intended use, why you believe the use is not permitted by the existing zoning, and how the use would be permitted under the proposed rezoning or zoning text amendment. Narratives should also state whether any additional land use applications (e.g., conditional use Permit or variance) would be necessary to accommodate the intended use in compliance with the requirements of the proposed zoning change.

c. Consultant Fees: Whenever third party consultants are utilized in the preparation of application materials (e.g., a traffic study) or the City’s review of an application (e.g., traffic study analysis), the applicant shall be responsible for paying the entirety of those costs.

d. Other Information: In addition to the written narrative, including but not limited to, a full size site plan, topographic survey landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by the Community Development Department.

8. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: Cory Samp David Gunter Date: 10-22-2020
Applicant: Bruce Fulmer Date: 10-22-2020

Applications for Re-Zoning must be received by the close-of-business on the second and fourth Friday of each month; Applications received after this date will not be processed until the following deadline date.

7. Additional Required Information

- a. Legal Description and Pin:** 71001990308000 Cutler's 3rd Addition, Lots 2 & 3, Block 8
- b. Written Narrative:** In reviewing the history behind this property and in consulting with the City Planner, we feel this property was likely zoned incorrectly. In 1957, this property was developed as the Bell Telephone office, warehouse, and fleet service shop and was used by Bell Telephone and its successors for decades. For the past two years, this property has been used for wholesale material warehousing. None of these uses are appropriate under the R-2 zoning classification yet is the way the property has been used since its existence. Buyer of this property intends to utilize this parcel and facility as office, warehouse, fleet service and storage for a delivery company. Additionally, a conditional use permit is being sought for the accessory use of vehicle sales. Rezoning this property is a natural choice, as the properties to the north (U Haul) and northwest (automotive service shop) are both I-2 and rezoning this parcel would be complementary. Added traffic would be negligible and would not affect current flow.
- c. Consultant Fees:** no third-party consultants were hired for the purpose of completing this application.
- d. Other Information:** If required, we are happy to provide additional information.