

CITY ADMINISTRATOR'S OFFICE
Fergus Falls, Minnesota 56537

Receipt # 223381

Receipt Date November 02, 2021

Received From AUSTIN HENNEN/SODAK MOTORS

Amount \$650.00

Fund	Account	Description	Amount
101	32270 000	CONDITIONAL USE PERMIT	650.00

City of Fergus Falls
Received By ROXANN



277 W. 4th Street
Fergus Falls, MN 56537
Phone: 218-837-4141
www.fergusfalls.gov

Conditional Use Permit

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

1. Property Owner Information:

Company name: _____
Last name: _____
Address: _____
Phone number: _____

2. Applicant Information

First name: _____
Last name: Henrich Address: Austin
Address: 128 S Tower Rd City: Fergus Falls MN, 56537
Phone number: 218-331-5347 Email: gustahenrich19@gmail.com

3. Addressee of Property involved

4. Zoning Designation: B2

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

used car lot 20x44 building

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

710035001 45055

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

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.

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 154.0190 Conditional Use Permit of the City Code directs the City Council to evaluate during consideration of conditional use applications:

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

It will not endanger anyone's health or welfare.

(2) Will be consistent with the goals and objectives of the comprehensive plan and code provisions.

yes I will follow City and state rules with my license to sell cars. Also will include building costs for the way of legal sales.

(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.

I will be having a building built suitable for the car lot location. My building will have a shop that can hold two cars with an attached office, waiting room and bathroom.

(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?

What is in place should be sufficient.

(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?

No there will be no hazardous or detrimental to any person.

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

We will have one entrance to the lot on the west side of property that will not effect the traffic on public streets. We will have customer parking on the property and not on the street.

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

No it will only improve the city and look very nice and well kept.

X Signatures: By signing below, you attest that the information above and attached is true and correct

to the best of your knowledge.

Property Owner

 Allen Chase

Date

10/22/21

Applicant



Date

10/22/21



25 00'

Customer
Parking

Lot

Buildings

166 27'

SLO

VER. ROAD

CUP

Austin Hennen

26591 240th St

Wendell MN 56590

Physical Address: 128 Tower Road South

Tract A

That part of the Southeast Quarter of the Southwest Quarter of Section 33, Township 133 North, Range 43 West of the Fifth Principal Meridian, City of Fergus Falls, Otter Tail County, Minnesota, lying Southerly of the Southerly right-of-way line of West Lincoln Avenue, lying Westerly of the Westerly right-of-way line of Tower Road, lying Northerly of the Northerly line of Lot 1, Block 1 of the plat of LINCOLN ADDITION to the City of Fergus Falls, and lying Easterly of the Easterly right-of-way line of the public frontage running between West Lincoln Avenue and Western Avenue; said Tract A being more particularly described as follows:

Commencing at the Northeast corner of Lot 1, Block 1 of the plat of LINCOLN ADDITION to the City of Fergus Falls; Thence South 89 degrees 30 minutes 17 seconds West along the North line of said Lot 1 a distance of 50.01 feet to a point on a line parallel with an 50.00 feet Westerly of the East line of said Lot 1, said point be the Point of Beginning; Thence continuing South 89 degrees 30 minutes 17 seconds West along the North line of said Lot 1 a distance of 172.92 feet to the Easterly right-of-way of a public road; Thence North 08 degrees 24 minutes 48 seconds West along the Easterly right-of-way line of a public road, and the Northerly extension thereof, a distance of 143.87 feet; Thence North 35 degrees 08 minutes 53 seconds East a distance of 60.33 feet, more or less, to the Southerly right-of-way line of West Lincoln Avenue; Thence Southeasterly along said Southerly right-of-way line 91.61 feet on a non-tangential curve concave to the Northeast, having a chord bearing South 61 degrees 41 minutes 00 seconds East for 91.61 feet, having a radius of 3919.72 feet and a central angle 01 degrees 20 minutes 21 seconds; Thence South 30 degrees 35 minutes 52 seconds East along said Southerly right-of-way line a distance of 73.88 feet to a point on the Westerly right-of-way line of Tower Road; Thence South 00 degrees 46 minutes 18 seconds West along the Westerly right-of-way line of Tower Road a distance of 83.12 feet to the Point of Beginning.

Together with all hereditaments and appurtenances belonging thereto.



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: _____

Last name: Hennen First name: Austin

Address: 26591 240th St City/State/Zip: Wendell MN 56590

Phone number: 218-331-5397 Email address: austinhennen19@gmail.com

2. Applicant Information: (if different from above)

Company name: _____

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

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

4. Zoning Designation: 129 Tower Rd S Fergus Falls, MN, 56537

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

Used Car lot
with a 20x44 Building

7. Additional Required Information:

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

710035601 95055

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

on back of paper

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. Tar Milling lot

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:

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

No

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

No

(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?

No

(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?

(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?

No

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

No

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

No

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: _____ Date: 9/15/21

Applicant: _____ Date: _____