



112 West Washington Avenue

Fergus Falls, MN 56537

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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: Smokey's Machine Shop

Last name: Daugherty First name: Paul

Address: PO Box 154 City/State/Zip: Wolverton, MN 56594

Phone number: 701-238-1332 Email address: phd432@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)

418 West Stanton Avenue, Fergus Falls, MN

4. Zoning Designation: B-3 Limited Business District

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

No change is expected to the current use of the property. The City was unable to locate a conditional use permit for the current use, when I checked during the process of purchasing the property. Smokey's Machine Shop, among other work, rebuilds gas and diesel engines, transmission repair, machining, and milling.

7. Additional Required Information:

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

71-003-99-0329-001

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

East 25 feet of Lot 7, Block 23, Original Plat of Fergus Falls, Otter Tail County, Minnesota

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. No change is proposed.

I recently purchased the business and real estate of Smokey's Machine Shop. When checking with the City of Fergus Falls, no prior conditional use permit was found.

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?

It will not be detrimental to or endanger public health, safety, or general welfare.

I understand the business of Smokey's Machine has been at that location for more than 60 years.

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

Yes.

(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, no change to the existing appearance of Smokey's Machine Shop is proposed.

Johns Automotive Repair is the east neighbor. No change to property values within the neighborhood.

(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, should be adequately served by existing essential public facilities and services since it will be a continuation of the existing business.

(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 change is anticipated to the current business operation. If business increases, traffic may increase. All work is done indoors to limit noise, smoke, fumes, odors, etc.

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

The current business has adequate ingress and egress which does not create traffic congestion or interfere with traffic on surrounding public streets. If business increases, traffic may increase.

(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:

Paul Douglas

Date:

3-14-22

Applicant:

Date: