



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: [building\\_zoning@ci.fergus-falls.mn.us](mailto:building_zoning@ci.fergus-falls.mn.us)

[www.ci.fergus-falls.mn.us](http://www.ci.fergus-falls.mn.us)

## Conditional Use Permit 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: \_\_\_\_\_

Last name: Opate First name: Jon

Address: 28999 230th. Av Fergus Fall Mn. 56537

Phone number: 218-770-8605 Email address: Sigedman@ptel.com

### 2. Applicant Information: (if different from above)

Company name: Rustic Rust Dog Grooming Salon

Last name: Anderson First name: Andrew + Chelsea

Address: 508 East Gustavus Ave Fergus Falls MN 56537

Phone number: (218) 770-0699 Email address: chelsearosemarie@gmail.com

3. Address(es) of Property Involved: (if different from above) andrew anders on 1230@gmail.com

1024 19th St Fergus Falls MN

4. Zoning Designation: I2

5. Comprehensive Plan Designation: N/A

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

Our intent is to open a dog grooming salon at the property noted on this application. The property is currently zoned I2. We will need to do some property improvements including adding an access door to the back of the building, fencing off a puppy pit stop, and building out the interior for the dog grooming needs.

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. Proposed Plans:** Including but not limited to, a scaled site plan, a landscape plan, grading and drainage plan, photometric plan, traffic study, and exterior building elevation drawings showing building materials may also be required if deemed necessary by the Building and Zoning Department. **Plans for residential applications may be on 8½"x 11" or 11"x 17". For commercial applications, please provide 1 full-size copy of all plans in both electronic format (preferably PDF) and printed format.**
- 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 7.52 (Conditional Use Permit) of the City Code directs the City Council to evaluate during consideration of conditional use applications:
- 1) The proposed use is not in conflict with the Comprehensive Plan;
  - 2) The proposed use is not in conflict with any Regulating Maps or other adopted plans;
  - 3) The proposed use is not in conflict with any City Code requirements;
  - 4) The proposed use will not create an excessive burden on parks, streets and other public facilities; and
  - 5) The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.

**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: 7-6-2020

Applicant: Chelsea Anderson Date: 7-7-2020

 7/7/2020

**Plat / Legal Description:**

**Section-02 Township-132 Range-043**

PT NE1/4 SE1/4 COM SE COR SEC  
2 N 1936.21' TO NWLY ROW HWY 210 S 74 DEG W 858.53' N 20 DEG W 294.93' N 25 DEG W 759.09' N 24 DEG  
W 447.01' S 73.52' W 20.89' S 24 DEG E 389.33' S 25 DEG E 699.49' TO BG N 25 DEG W 126.68' S 74 DEG W  
210.08' SWLY

**Parcel Number: 71001500011013**

We are writing this letter to express our desire to open a business, Rustic Ruff Dog Grooming Salon, at 1024 19<sup>th</sup> Street Fergus Falls. The building we are purchasing is currently zoned I2 which is not suitable for our business needs. We are hoping to get this conditional use permit so we can proceed with the purchase and buildout of Rustic Ruff.

We have included two rough drawings of the layout, the current state and the proposed buildout plan. Included in the buildout would be an addition of fencing and a back door on the west side of the building to an outdoor "puppy pit stop" for potty breaks during the day. As for interior work, we will need to remove a bathroom to accommodate the installation of two dog bath tubs. We would also repurpose the back room to create "day kennels" for the pups that just want to be left alone before and after grooming. The building is supplied with a private well and septic system. We will likely need to replace the water heater, pressure tank, and water softener system to enhance the water quality needs of the bathing and grooming process.

This business will be a dog grooming salon, we have no intention of becoming a boarding facility. The hours of operation will be 8AM to 4PM, Monday through Friday, and occasionally on Saturday if the capacity needs require it. The neighboring businesses include Extreme Marine, Sigelman's Steel & Recycling, and the Stor-N-Lock storage units. The traffic induced by opening this business will be minimal, our capacity at startup will be a maximum of ten customers per day. One of the reasons we were drawn to this location was due to the proximity to the other businesses in the area. Dogs bark, we were cautious about the disturbances this would cause in a dedicated commercial business area. We do not believe that anything in this request will be harmful to the neighboring businesses or to the nearby One Mile Lake Nature Area trail system.

We look forward to answering any questions you may have.

Respectfully,

Chelsea Anderson



Chelsea and Andrew Anderson

Rustic Ruff Dog Grooming Salon



# Proposed layout

