

CONDITIONAL USE PERMIT APPLICATION

PO Box 248
12165 Hancock Street
Becker, MN 55308

www.beckertownship.org

763-261-5301



Date Received _____ **Fee – \$325**
Date application deemed complete _____ **Escrow - \$1,000**

APPLICANT _____

PHONE _____ FAX _____

EMAIL _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

FEE OWNER (*owner according to tax records*) _____

ADDRESS _____

PHONE _____ EMAIL _____

PROJECT/DEVELOPMENT NAME (if applicable) _____

PROJECT LOCATION _____

PROPERTY IDENTIFICATION NUMBER (PIN) _____

PURPOSE OF CONDITIONAL USE PERMIT (attach a separate document with detailed narrative if necessary) _____

LEGAL DESCRIPTION OF PROPERTY (attach a separate document if necessary):

APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL

Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances, be acceptable. When such circumstances exist, a conditional use permit may be granted. The Joint Planning Commission declares it necessary and appropriate for conditional use permit approval where such uses are declared conditional in the respective districts.

The application for conditional use permit approval shall be on this form and shall include the established fee.

- 1) The application and copies of the site plan shall be submitted twenty four (24) days prior to the next Planning Commission meeting. (Please see attached meeting schedule).
- 2) The application shall submit electronic copies of the site plan drawn to scale (when possible) OR two (2) paper copies of the site plan drawn to scale (8.5"x11", 8.5"x14" or 11"x17") with the following information:
 - Property dimensions, grading, landscaping and location of utilities, as applicable.
 - Location of all existing and proposed buildings and their square footage.
 - Existing and proposed curb cuts, driveways, access roads, parking spaces, and off-street loading areas.
 - Any additional information reasonably required by the Town Staff, Planning Commission or Joint Planning Commission.

PROCEDURE

The Planning Commission shall hold a Public Hearing on the proposed conditional use permit request and review the request based on the following: interrelationship with the plan elements to conditions both on and off the property; conformance to the Town's Comprehensive Plan; the impact of the plan on the existing and anticipated traffic and parking conditions; the adequacy of the plan with respect to land use; pedestrian and vehicular ingress and egress; building location and height; architectural and engineering features, landscaping, lighting; provisions for utilities; site drainage; open space; loading and unloading areas; grading; signage; screening; setbacks and other related matters. The Planning Commission will make a recommendation on the application which may include a recommendation to impose necessary conditions and safeguards on to the permit where they deem as necessary.

Notice of the Public Hearing shall be publicized in the official paper and notice shall be mailed to each owner of property situated wholly or partly within 500 feet of the property to which the

conditional use is related at least ten (10) days prior to the Meeting. The Town of Becker shall be responsible for mailing such notices.

I HEREBY CERTIFY that I have no delinquent property taxes, special assessments, penalties, interest, or municipal utility fees due on the parcel to which the application relates. I am also aware that the property taxes which are being paid under the provisions of a court order or which are in the process of being appealed are not considered delinquent for purposes of this law if all payments under the terms of the order or appeal have been paid.

I FURTHER CERTIFY that if I am in violation of this requirement, the Town of Becker may deny the permit application by law.

We, the undersigned, have read and understand the above.

Signature of Applicant Date

Signature of Owner (s) Date