



Application for Conditional Use Permit

City of Courtland
329 Main St.
Courtland, MN 56021
(507) 354-7055 Email: ctlclerk@comast.net

State of Minnesota)
)ss
County of Nicollet)

Name: _____
Address: _____
Phone: _____

I/We, the undersigned, hereby make the following application to the Planning and Zoning Commission and to the City Council of the City of Courtland, Nicollet County, Minnesota. I/We acknowledge that I/we as the applicant have the responsibility of checking all applicable ordinances pertaining to this application and complying with all ordinance requirements.

1. Application for Conditional Use Permit (CUP) to conduct the following:

2. Legal description of property to be affected by CUP:

3. Street address of land to be affected by CUP:

4. Acreage or square footage of property involved:

5. Present zoning of the property involved:

6. Name and Address of present owner of the property involved:

7. Is the proposed use compatible with present and future land uses of the area (explain):

8. Attachments are part of the application.

Applicant's Signature _____ **Date** _____
Owner's Signature _____ **Date** _____

For Office Use Only:			
Application Fee \$300	Engineering Fee \$ _____	Legal Fee \$ _____	Other \$ _____
Total Fees \$ _____	Paid \$ _____	Date _____	Paid In Full (date) _____
Planning/Zoning Commission Recommendation: (Approve/Disapprove) Date _____			
City Council Decision: (Approve/Disapprove) Date _____ This CUP meets requirements of Chapter 303 of the Courtland City Code. CUP becomes void in one (1) year unless the conditional use is established within such period. Pursuant to Sec 303.20 Subd 5A, nothing shall prevent the City from enacting or amending the City Code to change the status of this CUP.			
Authorized Signature _____			Date _____

Attached to this application and made a part thereof, are:

Depending on the conditional use, some listed items may not be applicable for an individual application. If a required item is considered "not applicable," then an explanation should be attached. It is the responsibility of the applicant to refer to and to comply with all applicable parts of the City Code.

Required Items:

Site Plans:

- _____ Site plan drawn to scale showing parcel and building dimensions.
- _____ Map showing all principal land uses within 250 ft of the parcel.
- _____ Location of all buildings and their square footages.

Infrastructure Plans:

- _____ Curb cuts, driveways, access roads, parking spaces, & off-street loading areas.
- _____ Sanitary sewer and water plan with estimated use per day.

Grading Plans:

- _____ Existing topography.
- _____ Finished grading and drainage plan.
- _____ Soil type and soil limitations for the intended use.

Additional Items may be requested by Planning and Zoning Commission or City Council:

Safety and Potential Nuisance Controls:

- _____ General compatibility with adjacent/nearby properties.
- _____ Screening and buffering.
- _____ Required yards or open space.
- _____ Ingress/egress, parking/loading, or service areas (pedestrian and traffic safety).
- _____ Refuse or loading/service areas (noise/odor/glare effects).
- _____ Signs or exterior lighting (glare, traffic safety, aesthetics).
- _____ Utilities locations, availability, and compatibility.
- _____ Other (specify) _____.
- _____ Other (specify) _____.

Required Items for mineral extraction operations:

Items marked with a * may require additional conditions.

Mining and Reclamation Plans:

- _____ Scale maps or other documentation of existing conditions AND proposed operations.
- _____ Surface and subsurface water resources and drainage plans. (*1)
- _____ Detailed reclamation plan.
- _____ Proposed duration of operation and timetable for reclamation.

Safety and Potential Nuisance Controls:

- _____ Zoning map of adjacent properties. (*2)
- _____ Location of residential structures within 300 ft of the property. (*3)
- _____ Location of residential structures within 600 ft of the property and dust control procedures.
- _____ Location of residential and business structures within 500 ft of mining. (*4)
- _____ Site map with delineation of 100 ft inside property line. (*5)
- _____ Sight lines at ingress/egress intersections.
- _____ Composition material of ingress/egress roads (paved/gravel).
- _____ Site map with delineation of 30 ft inside property line. (*6)

Additional Items may be required for mineral extraction operations:

- _____ (*1) Water quality testing/treatment methods.
- _____ (*2, 3) Location, depth, and surface area of holding or pond areas and applicable barriers.
- _____ (*2, 3) Location and grade of steep slopes and applicable barriers.
- _____ (*4, 5) Signed consent (to mine 100 ft from property line) of all owners/occupants 500 ft of mining.
- _____ (*6) Signed consent (to mine 30 ft from property line) of adjacent property owners/occupants.
- _____ (*6) Elevations of streets, platted streets, or rights-of-way within 30 ft of mining.