

EUREKA TOWNSHIP

LAND USE / ZONING REQUEST APPLICATION

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024
Office: (952) 469-3736 / Fax (952) 469-5525

SITE INFORMATION Eureka Township		PIN#		Permit#
Site Address:		City		Zip
PROPERTY OWNER INFORMATION				
Name		Email		Phone
Address		City	State	Zip
Cell Phone		Day Time Phone		Fax
PLEASE INDICATE TYPE OF REQUEST <input type="checkbox"/> Conditional Use Permit (CUP) <input type="checkbox"/> Interim Use Permit (IUP) <input type="checkbox"/> Variance			<input checked="" type="checkbox"/> Non-Conforming Use <input type="checkbox"/> Expansion <input type="checkbox"/> Alteration	
NATURE OF REQUEST				
Specific description of request and reason for request (number and attach additional sheets if necessary): Cite the specific ordinance(s) under which you are making your request: Describe the present use(s) of the property:				

Signature of Applicant:	Date:
Printed name of Applicant:	

Township Use Only

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The property has an existing: CUP IUP Nonconforming registration

Applicant is requesting a 60 day extension until: _____

Zoning Administrator: _____	Date: _____		
<input type="checkbox"/> Complete Date: _____	<input type="checkbox"/> Incomplete Notification sent: _____		
Application Fee \$ _____	Paid on _____	Receipt # _____	Check # _____
Escrow Fee \$ _____	Paid on _____	Receipt # _____	Check # _____
Refunded \$ _____	Paid on _____	Receipt # _____	Check # _____
Notes:			

Planning Commission: _____	Date: _____
Recommendation to Town Board: <input type="checkbox"/> Approve <input type="checkbox"/> Deny	
Notes:	

Town Board: _____	Date: _____
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Notes:	

CONDITIONS OF ISSUANCE

EUREKA TOWNSHIP

Non-Conforming Use Expansion or Alteration

APPLICATION INSTRUCTIONS

To be eligible for expansion or alteration, a non-conforming use must have registered with the Township as prescribed in Ordinance 3, Chapter 1 on or before December 31, 2004.

Registered legal non-conforming uses may be altered as long as the impact on neighboring properties remains the same. Any alteration which may alter the impact on neighboring properties must go through the expansion process set forth below. Impacts include, but are not limited to, noise, hours of operation, number of trips, sounds, view and any other effect or observable activity associated with the use which might be argued to negatively impact on the health, safety, welfare and enjoyment of property of adjoining property owners.

Registered legal non-conforming uses may be expanded as follows:

1. A public hearing shall be held on the proposed expansion.
2. Expansion will be allowed only in conformity with conditions and limitations such as may be required by the Town Board to prevent and abate nuisances, and to protect the public health, welfare or safety.
3. Whether to permit an expansion is a discretionary decision of the Town Board. Owners and operators of a legal non-conforming use do not have an automatic right to expansion.
4. When determining whether to grant an expansion request, the Town Board shall consider and make findings regarding:
 - a. The additional nuisance impact, if any, of the proposed growth.
 - b. The applicant's history of ordinance compliance.
 - c. Input from neighbors and residents.
 - d. What reasonable conditions, including whether there should be a prohibition on further expansions, should be imposed on the expanded legal non-conforming use.

Documents Required for a Complete Application

1. Completed Land Use and Zoning application form, signed by the landowner(s).
2. Application fee and escrow as set forth in Ordinance 7.
3. Proof of ownership of all involved parcels.
4. Two (2) copies of a certificate of survey of the lot or tract of land on which the conditional use will occur, prepared and signed by a Minnesota-licensed land surveyor. The survey shall include the legal description of the lot, lot lines and the size of the lot.
5. Two (2) copies of a site plan showing location of:
 - a. Existing buildings
 - b. Well and septic system

- c. Existing driveway(s)
 - d. Wetlands
 - e. Location, setback and dimensions of all proposed buildings and structures.
 - f. All adjacent buildings located within 100 ft. of exterior boundaries of the property.
 - g. Location, number, dimensions and setbacks of proposed parking spaces and drive aisles.
 - h. Location, width and setbacks of any proposed driveway(s)
 - i. Vehicular circulation
 - j. Location and type of all proposed lighting, including details of all proposed fixtures.
 - k. Location, size and lighting of all proposed signs.
 - l. Provisions for storage and disposal of waste, garbage and recyclables, including details for screening exterior trash/recycling enclosures.
6. A landscaping plan for purposes of screening, utilizing current certificate of survey as a base for the site in question, depicting the following:
- a. Location of plant materials.
 - b. Quantities.
 - c. Common names.
 - d. Size of plant material.
 - e. Planting schedule.
7. Watershed permit or letter of exemption if located in the Dakota County Shoreland District or the Vermillion River Watershed District.

In addition, other permits may be required as follows:

- New structures require a Building Permit.
- New driveways that front a County road require a permit from the Dakota County Highway Department.