

**LYON COUNTY
PLANNING COMMISSION/BOARD OF ADJUSTMENT MEETING**

**SPECIAL MEETING – MONDAY, APRIL 14TH, 2014
5:30 PM**

VARIANCE: NONE

CONDITIONAL USE PERMIT:

A Conditional Use Permit request has been made by Affordable Cremation of SW MN, %Quinn Horvath, 102 E. Thomas Avenue, Marshall, MN 56258 to operate a crematory in the SE Qtr of the NE Qtr of Section Ten in Fairview Township on land zoned Unincorporated Village District, commonly known as Green Valley, all located in Lyon County, MN.

BUILDING PERMITS:

AFTER THE FACT BUILDING PERMITS: None

SEWER PERMITS:

AFTER THE FACT SEWER PERMITS: None

CONDITIONAL USE PERMIT – ESSENTIAL SERVICE: None

AFTER THE FACT CUP: None

VARIANCE AFTER THE FACT: None

PRELIMINARY PLAT: None

FINAL PLAT: None

REZONING: None

ADMINISTRATIVE FEE: None

SPECIAL MEETING: - CUP request from Affordable Cremation of SW MN

**COUNTY OF LYON, MINNESOTA
PLANNING AND ZONING OFFICE
504 FAIRGROUNDS ROAD, MARSHALL, MN
PHONE: 507-532-8306**

RECEIPT No 9166

Application for Action Under Zoning Ordinance

Type of Request	Fee
Land Use Permit (Decks, Signs, and Storage Sheds/Other Structures between 66-400 sq ft)	<input type="checkbox"/> \$ 25.00
Land Use Permit (Building Additions, Any Other Structures, Billboards, Essential Service Lines/Structures)	<input type="checkbox"/> \$ 50.00
Land Use Permit (Residence - Home)	<input type="checkbox"/> \$100.00
New Home <input type="checkbox"/> or Replacing an Existing Home <input type="checkbox"/>	
If New Home, Meets Density? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Conditional Use Permit	<input checked="" type="checkbox"/> \$300.00
Rezoning Request	<input type="checkbox"/> \$250.00
Variance Request	<input type="checkbox"/> \$300.00
Essential Service Request - Major	<input type="checkbox"/> \$350.00
Preliminary Plat	<input type="checkbox"/> \$500.00
Final Plat	<input type="checkbox"/> \$500.00
Special Hearing	<input checked="" type="checkbox"/> \$500.00
Appeal Fee	<input type="checkbox"/> \$750.00
Administrative Fee	<input type="checkbox"/> \$100.00
* Permit by Rule Demo Site	
* Contaminated Soil Site (non-CUP)	
* Temporary Asphalt/Concrete Plant (non-CUP)	
After/Fact Permit (double)	<input type="checkbox"/> \$
Other:	<input type="checkbox"/> \$

MAKE CHECK PAYABLE TO: Lyon County Treasurer
DATE PAID/RECEIVED March 25th, 2014
CHECK NUMBER 1304
CHECK AMOUNT \$800.00

APPLICANT/OWNER and MAILING ADDRESS:
 Affordable Cremation of SW MN
 Quinn Horvath /Valley Holdings LLC
 102 E. Thomas Ave PO Box 651
 Marshall, MN 56258 Marshall, MN 56258
E-911 Address: 2687 County Rd 8
Parcel Number: 06-010019-1
Phone Number: 507 828-6578

LEGAL DESCRIPTION OF AFFECTED PROPERTY:
Location NE 1/4 (Green valley)
Section 10
Township Fairview
Zoning District Unincorporated Village District

DESCRIPTION OF REQUEST

Conditional Use Permit to operate a crematory.

Site plan required for CUP/VARIANCE

PUBLIC HEARING INFORMATION

April 14th, 2014 - 5:30 PM at the
 Commissioner's Room - Lyon County
 Government Center.

Must be present at Public Hearing

60 Day Limit CUP/VARIANCE

Applicant to check with township board on local zoning regulations

The undersigned declares that all statements made in the submitted material are true and correct.

Applicant Jim Hunt
 Date March 25, 2014
 Accepted by County John Scum
 Date March 25, 2014

BUILDING PERMIT AND CONDITIONAL USE PERMIT VOID AFTER 12 MONTHS; VARIANCE VOID AFTER 18 MONTHS; ADMINISTRATIVE EXTENSION OF UP TO 12 MONTHS MAY BE REQUESTED FOR BUILDING PERMIT AND VARIANCE

BUILDING PERMIT - Distance from the Nearest:

Road Right-of-Way 5/2
 Side Yard 2/2
 Rear Yard 2/2

(minimum setback-side/rear yard or building height)
 -Setback from road for Dwelling, School, Hospital, Airport, Rural Church, Golf Course, Cemetery, Rural Oriented Business and Public Park (Reciprocal Setback Requirement)

Windbreak (trees/shrubs) 60' from right-of-way
 Judicial/County Ditches 120' center of ditch
 Judicial/County Tile Lines 30' center of tile
 Essential Service Line 90' center of road
 Septic Design Required? Yes No
 Floodplain Yes No
 Shoreland Yes No

FEEDLOT:
 Existing Feedlot Yes No
 New Feedlot Yes No

MPCA Registration No. _____
 Number of Animal Units - Currently _____
 Number of Animal Units - Expanding _____
 Total Number of Animal Units _____

Setback Requirement _____
 Odor OFFSET Requirement _____
 Requires Conditional Use Permit Yes No

-Reciprocal Setback Requirement Existing/New Feedlots -
 Dwelling, School, Hospital, Airport, Rural Church, Public Park, Golf Course, Cemetery or Rural Oriented Business
 Feedlot requires 10 acre tract of land.

DISTRIBUTION OF COPIES: White/Label/Title/Office/Pink/Applicant
 Application Fees are non-refundable

NOTICE OF PUBLIC HEARING

A **CONDITIONAL USE REQUEST** has been made to the Lyon County Planning and Zoning Administrator by Affordable Cremation of SW MN, % Quinn Horvath, 102 E. Thomas Ave., Marshall, MN 56258 to operate a crematory. The land is zoned as an Unincorporated Village District, commonly known as Green Valley and is described as:

All that part of the north 330' of the SE Qtr of the NE Qtr of Section ten (10) in Fairview Township One Hundred Twelve (112) North, of Range Forty-one (41) West located in Lyon County, Minnesota.

A Public Hearing on the Conditional Use Permit will be held by the Lyon County Planning Commission on Monday, April 14th, 2014, at 5:30 p.m. in the Commissioner's Room of the Lyon County Government Center, Marshall, MN. Public will have the opportunity to comment.

John Biren, Lyon County, Zoning Admin
Phone: 507-532-8287; Fax: 507-532-7479

The Conditional Use Permit Request is to operate a crematory. The proposal is to install a retort. A retort is a machine used for the cremation of human remains. The retort itself is relatively small. The proposal is to locate the retort in the far south storage garage attached to the Valley Discount Liquor Store. (See map).

Proposed Location

The proposer of the project will explain the use during the public hearing. The public hearing will be held April 14, 2014 at 5:30 PM in the commissioner's room of the Lyon County Government Center.

All operations of the crematory will occur inside. The crematory will be licensed by the state. This facility will not be open to the general public.

The Following is a map of Green Valley. The building with the red roof is Valley Discount Liquor.

