

Carver County Planning Commission
Regular Meeting - **Tuesday, February 20, 2024**
Commissioners' Meeting Room
2nd Floor Human Services Bldg
Government Center – Chaska, Mn

AGENDA

7:00 P.M.

- 1.) Approve minutes of January 16, 2024 regular meeting
Pages 1-1 through 1-4
- 2.) **File #20240003**– Public hearing on application by Michael Brose for a
Conditional Use Permit. (Home Extended Business Accessory Use)
Laketown Township Pages 2-1 through 2-14

Other Business

CARVER COUNTY PLANNING COMMISSION
Regular Meeting – January 16, 2024
Minutes

Members Present: Scott Wakefield, Scott Hoese, Greg Grazzini, Andy Steinhagen, Matthew Kerber, John P Fahey

Members Late: None

Members Absent: Frank Mendez

Staff Present: Jason Mielke, Donovan Hart

Pursuant to due call and published notice thereof, the January 16, 2024, regular meeting of the Carver County Planning Commission was called to order by Jason Mielke at 7:00 p.m.

The first order of business was the organization of the Planning Commission and the election of the Chairman.

Office of the Chairman

Mielke called for nominations for the office of Chairman. Wakefield made a nomination for Hoese for Chairman. No other nominations were made. Mielke asked for a motion to cease nominations and cast a unanimous ballot for Scott Hoese as Chairman. Motion by Grazzini to cease nominations and cast a unanimous ballot for Scott Hoese as Planning Commission Chairman. Fahey seconded the motion. All voted aye. Motion carried.

Office of the Vice-Chairman

Chairman Hoese called for nominations for the office of Vice-Chairman. Steinhagen made a nomination for Grazzini as Vice-Chairman. Wakefield seconded the nomination. No other nominations were made. A motion was made by Kerber to cease nominations and cast a unanimous ballot to elect Greg Grazzini as Vice-Chairman. Fahey seconded the motion. All voted aye. Motion carried.

Appointment of the Secretary

Chairman Hoese acknowledged historically Land Management staff has served as secretary for the Planning Commission. A nomination was made by Fahey to continue with the Land Management staff as Secretary to the Planning Commission. Steinhagen seconded the nomination. A motion was made by Fahey to cease nominations and elect Land Management staff as secretary to the Planning Commission. Steinhagen seconded the motion. All voted aye. Motion carried.

Appoint Representative to the Board of Adjustment

Chairman Hoese acknowledged appointing a representative to the Board of Adjustment. Wakefield made a nomination for Steinhagen to be the representative to the Board of Adjustment. Grazzini seconded the nomination. A motion was made by Wakefield and seconded by Kerber to cease nominations and cast a unanimous ballot for Andy

Steinhagen as the representative to the Board of Adjustment. All voted aye. Motion carried.

Agenda – A motion was made by Wakefield to approve the agenda. Kerber seconded the motion. Chairman Hoese called for a vote on the motion. All voted aye. Motion carried.

Minutes – A motion was made by Steinhagen and seconded by Fahey to approve the minutes from the December 19, 2023 regular meeting. All voted aye. Motion carried.

File #PZ20230045 – John Zimmerman – Chairman Hoese called the public hearing to order at 7:05 p.m. to consider a request by John Zimmerman. The purpose of the public hearing was to consider a request for a home extended business accessory use pursuant to Chapter 152 of the County Code. The property is located in Section 35 of Waconia Township.

The following were present: John Zimmerman

The following items were entered into the record:

Exhibit A – Legal Description

Exhibit B – Proof of Publication of the Hearing Notice

Exhibit C – Proof of Mailing of the Hearing Notice

Exhibit D – Site Plan

Exhibit E – Letter from the applicant

Exhibit F – Staff Report addressed to the Planning Commission and Waconia Township dated January 5, 2024, and all attachments.

Senior Planner Hart stated the application has an approximate 30-acre parcel which is improved with a single-family residence and attached garage, a sawmill building, a woodworking shop and several wood and machinery storage buildings. The sawmill complex was part of an existing CUP on the property for a Christmas tree farm and auxiliary firewood activities. The applicant is requesting a CUP for a home-extended business accessory use to operate a custom sawmilling, firewood sales, and furniture and cabinet-making workshop using the existing buildings. The submitted operation plan details the hours of operation of the sawmill/firewood processing from 7:00 a.m. to 8:00 p.m. two or three days a week, and usually not during the colder months of December to February. The furniture operation would be year-round from 8:00 a.m. to 5:00 p.m., typically one to four days per week. This workshop would have a maximum of three workers. There would be a maximum of four work vehicles at the work site at any one time and four trailers used for business purposes. Limited numbers of people would come to the site as the furniture and cabinets are delivered to the customer and 95 percent of firewood sales involve delivery also. The business structures meet the required 500-foot setback from neighboring residences. Access is from an existing driveway on 110th St on the westerly side of the property. Portable toilets are on site which are serviced every two weeks for use by employees and customers. Hart used an aerial photo of the property to illustrate the existing buildings and outdoor storage areas for firewood and lumber which is naturally screened by the trees. There are 10 parking spaces for

workers' vehicles and limited customers. The existing 28-square foot sign also meets the Zoning Code standards. Jacob McLain, Carver County Senior Environmentalist, reviewed the request and stated the existing septic system is compliant and the mini biffs is an acceptable waste management method for the site. The Carver County Water Management Organization reviewed the request and stated *"the site in its current configuration predates the buffer requirement for wetlands. If the applicant makes a change that would trigger our rule in the future, the wetland buffer requirement would likely come into play."* The Waconia Town Board heard the request at their December 11, 2023, meeting and recommended approval with the comment, "No complaints to this date." Hart read the proposed condition for consideration if the request is approved. If the Planning Commission recommends denial of the request, the reasons should be clearly stated.

John Zimmerman, 10850 110th St, had no additional comments.

Chairman Hoesle asked the applicant if he had read and agrees with the proposed conditions of the permit.

Mr. Zimmerman stated he agrees with the conditions.

No one was present to represent the Waconia Town Board for comment on this request.

There was no one present from the public for comment about this request.

Wakefield asked if the applicant will be processing wood from the trees that are on site or if wood will be brought to the site for processing.

Mr. Zimmerman stated he occasionally will have logs brought to the site for sawing. There will be no large trucks delivering any products.

A motion was made by Steinhagen to close the public hearing. The motion was seconded by Grazzini. Chairman Hoesle called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 7:14 p.m.

Wakefield made a motion to **approve and issue Resolution #24-01** incorporating the findings of fact and staff recommendations approving the home extended business accessory use. Grazzini seconded the motion for approval. All voted aye. Motion carried.

Adjournment

A motion was made by Grazzini and seconded by Kerber to adjourn the meeting. All voted aye. Motion carried. The meeting was adjourned at 7:16 p.m.

COUNTY OF CARVER
PUBLIC SERVICES DIVISION
Department of Land Management

February 12, 2024

TO: Carver County Planning Commission & Waconia Town Board
FROM: Land Management Department
SUBJECT: Application for a Conditional Use Permit (Home Extended Business Accessory Use)

FILE #: PZ20240003
APPLICANT: Mike Brose
OWNER: Michael & Donna Brose
SITE ADDRESS: 8560 Scandia Rd., Waconia, 55387
PERMIT TYPE: Home Extended Business Accessory Use
PURSUANT TO: Carver County Code: Section 152.079 (C)(9)
LEGAL DESCRIPTION: See attached Exhibit "A"
PARCEL #: 07-020-0810

BACKGROUND:

1. Michael and Donna Brose homestead and own an approximate 5.2-acre parcel located in the Southwest Quarter (SW¼) of Southeast Quarter (SE¼) of Section 17 & North Half (N½) of Section 20, Laketown Township. The property is improved with a single-family residence with an attached garage and a 30' x 40' agricultural structure. The parcel is located in the Agricultural Zoning District and Carver County Water Management Organization - CCWMO (Carver Creek watershed). The neighborhood is comprised of a mixture of large agricultural fields, woods, and scattered residential uses.
2. The applicant is requesting a Conditional Use Permit (CUP) for a Home Extended Business Accessory Use (HEBAU) to operate a business that assembles remote-controlled battery-operated weed harvesters, pursuant to Section 152.079 (C)(9) of the Carver County Zoning Code, which reads as follows:

§ 152.079 CONDITIONAL USES—ACTIVITIES CENTERED AROUND A HOME OR A HOME/FARM COMBINATION.

(A) Minimum criteria for issuance of permit:

- (1) Minimum five-acre lot size; unless another size is specified under a particular provision;
- (2) Sewage can be managed in accordance with Chapter 52 of this code of ordinances;
- (3) Land is not subject to the land use restrictions of an AG preserve covenant;
- (4) The activity shall be located on a hard surfaced (blacktop or concrete) road unless written approval for location on a township road is given by the affected township or townships. The town board may condition its approval of access to a gravel road on agreements with the applicant regarding dust control, maintenance, or similar issues. The terms of the agreement shall be such that the agreement is in force so long as the permit is in effect;
- (5) There is a single-family home on the parcel occupied as a homestead by a principal of the activity; or a single-family home will be constructed or homesteaded before the CUP for the activity is issued;
- (6) The scale and operational characteristics of the proposed activity shall be such that it can be operated on the proposed site and within the current levels of support services and infrastructure. Activities that will have service needs—traffic capacity or roads, waste disposal or management, fire or police protection, sewage disposal—that will exceed those available in the area should locate in municipalities where the services are available.

(B) Minimum conditions:

- (1) Permit shall be subject to administrative review or compliance review as set by the permit. A change in ownership, operations or operator shall be cause for the permit to be reviewed to determine whether an application for an amendment or similar consideration is necessary.
- (2) The activity must operate in conformance with the approved site plan and operational plan and other provisions of this chapter. The operational plan and site plan shall become part of the permit.
- (3) Outside storage is prohibited unless the storage area is adequately screened from nearby roads and residences.
- (4) The operational plan and site plan shall become part of the permit.
- (5) The applicant must submit a copy of workers' compensation insurance or sign an affidavit stating that he or she will not have any employees.
- (6) All buildings utilized by the operation must meet the State Building Code.

(C) Activities.

- (9) Home extended business accessory use.
 - (a) It is the intent of this section to provide for the use of newly constructed accessory structures, or adaptive re-use of residential accessory and farm structures on parcels two acres or greater by permitting the use of the structures for limited business purposes upon the issuance of a conditional use permit pursuant to this section. Permits shall be issued and remain in effect pursuant to this section only upon findings that the proposed use will clearly be accessory and subordinate to the principal use of the land. Examples of businesses permitted under this section include: woodworking, repair, machining, professional services, and small-scale contractor's activities.
 - (b) The following shall be the minimum conditions/operational standards for the issuance and continuation of such a permit; additional conditions may be added as necessary;
 1. The business shall be located at least 500 feet from neighboring residences not on the same parcel of property existing at the time of application for the permit.
 2. The business must be conducted in one or more of the following: an attached or detached garage, residential accessory structure, or agricultural structure.
 3. Businesses prohibited for the purposes of this section shall be on-site recreation and entertainment businesses, mini-storage, or seasonal vehicle storage when storage is the principal activity of the business, and businesses that require more than one truck with capacity greater than one ton.
 4. There shall be no more than four employees in addition to the owner/operator of the business and family of the owner/operator residing in the home, providing the parcel is five acres or greater. Parcels two acres or greater but less than five acres shall be restricted to two employees in addition to family members residing in the home.
 5. The business shall utilize no more than four business vehicles, providing the parcel is five acres or greater. Parcels two acres or greater but less than five acres shall be restricted to two business vehicles.
 6. There shall be no retail sales. The sale of incidental stock-in-trade shall not be considered retail sales.
 7. No more than three clients shall be allowed on the premises at any one time.

STAFF ANALYSIS:

1. The applicant has submitted an operational plan (dated January 25, 2024) outlining the details of the proposed business (Applied Robotic Concepts). The operational plan lists two family members working on a regular basis, with an additional part-time employee "as needed." Work hours extend from 8:00AM to 5:00PM. The primary activity taking place in the proposed 6,000 square-foot building is assembly of parts delivered to the property into products for sale. "The business involves the assembly of lakeweed maintenance products, specifically remote-controlled battery-operated harvesters. These products offer efficient and environmentally friendly solutions to the challenges associated with lake weed management." The assembly will be completed by using "mostly cordless power tools." The applicant submitted two photos (dated January 29, 2024) featuring the WaterGator and the Waterbug, as examples of the company's products. The submitted narrative describes the process of delivering the products to a New Hope retailer, so the public will not visit the property and no retail activities will occur in the proposed commercial structure. Vehicle traffic to the property would consist of about three express delivery trucks per week and two vehicle trips daily for the third (non-family) employee. The applicant plans to construct a bathroom within the proposed commercial building. A single 12 square-foot sign is proposed for the building.

2. The applicant has submitted a site plan (dated January 29, 2024) showing the operational area with the proposed (50-foot x 120-foot) one-story 6,000 square-foot structure accompanied by four parking spaces. Vehicle access to the building will be from the existing residential driveway on Scandia Road. The operations plan identifies two work vehicles. The proposed structure meets the required setbacks from property lines and public road, with the northeast corner of the proposed building approximately 90 feet from the Scandia Road centerline. No exterior storage is proposed. The setbacks to neighboring residences exceed the required 500-foot minimum for this type of land use. The operational plan and site plan appear to meet the standards of the Zoning Code. The existing agricultural building on the property straddles the southern property line, so a condition of permit approval would be combination of the two parcels or a lot line adjustment to bring the structure into compliance. The Broses own both parcels.
3. On February 1, 2024, Jacob McLain, Senior Environmentalist - Carver County Environmental Services Department, reviewed the application and commented in an email: "The applicant will need to have a compliance inspection completed on his home septic system (8560 Scandia Rd.). The applicant must also submit a holding tank design for the proposed "stand alone tank". As part of the design a maintenance agreement will need to be submitted to establish the frequency the tank will need to be pumped."
4. The subject property is located within the CCWMO jurisdiction. Abigail Ernst of the CCWMO reviewed the application and in an email dated January 2, 2024, reported: "This project, at a minimum, will need an Erosion Control permit due to proximity to wetlands. They may also need a stormwater permit if they cross the 10,000 square foot threshold. It would be good if they could provide a total square footage of impervious being added for buildings, parking, and roads." If approved, the permittee is required to obtain needed CCWMO permits prior to construction.
5. The Laketown Township Board reviewed the application request at their February 12, 2024, meeting. The Township Board recommended approval with the following comments:
 - *Laketown Township Board of Supervisors concurs with County re: combining their parcels*
 - *Family-run – no more than 4 employees*
 - *Entire operation will be contained in shed – e.g. parts, assembly, inventory*
 - *Light assembly – cordless tools (not a manufacturing plant)*
 - *Will comply with Carver County if a septic system will be serving newly constructed building*
 - *If Scandia Road neighborhood does not continue to participate in the annual dust control benefit in the future, it would trigger a review.*

PLANNING COMMISSION CONSIDERATION:

If the Planning Commission recommends approval of the Conditional Use Permit application for a Home Extended Business Accessory Use on the parcel described in Exhibit A, the following conditions should be considered part of the permit:

1. The permit is subject to administrative review. An owner of the business shall homestead and occupy the property. A change in ownership, operations or operator shall be cause for the permit to be reviewed by Land Management for a determination as to whether an application for an amendment or similar consideration is necessary. Proposed owners and/or operators are encouraged to contact Land Management as early in the timeline of the proposed change as possible.
2. The permittee shall combine the residential parcel and his adjacent agricultural parcel or shall execute a lot line adjustment to bring the 30' x 40' agricultural building into compliance with structure setback requirements. The parcel combination process would be conducted through the Carver County Recorder's Office (combination form & deed).
3. The operation shall be substantially in accordance with the submitted operational plan (dated January 25, 2024) and site plan (dated January 29, 2024). These plans shall be attached to and become part of this permit. The hours of the operation shall be within the hours of 8:00AM – 5:00PM (as described), with no customers coming to the site at any time. Outdoor storage is prohibited.

4. All business-related trucks, equipment and supplies shall be stored within the approved operational area. Any expansion of the approved operational area shall constitute an expansion of the use and may require a review by Land Management for determination as to an amended Conditional Use Permit will be required.
 5. Any grading and/or filling activity on the property shall be completed in accordance with CCWMO Water Resource Management standards and the Wetland Conservation Act (WCA), if applicable. All site improvements shall be completed pursuant to Chapter 153 – Water Resource Management. Stormwater Management review and approvals are required prior to the issuance of construction and/or building permits.
 6. All structures, utilized as part of the business, shall meet the applicable requirements of the County Zoning Code and MN State Building Code. Any required building permit(s) shall be applied for and issued prior to using the structure(s). Any future remodeling or construction shall be reviewed by the Zoning Administrator to determine if an amendment to the CUP is necessary.
 7. Any structure(s), not utilized for the business, shall be used only by the occupant(s) of the property owner for agriculture, personal storage, hobbies, recreation, entertainment, family uses, private maintenance and repair activities, and for the keeping of animals and appurtenant equipment and supplies, and as otherwise regulated by the County Zoning Code and shall meet State Building Code, if applicable.
 8. The permittee shall comply with the road authority's (Laketown Township) access requirements, improvements and/or standards, if any. Parking along Township right-of-way shall be prohibited.
 9. Permittee shall contact the Environmental Services Department to determine if a Hazardous Waste Generator License is required.
 10. The Permittee shall comply at all times with the County standards as detailed in Chapter 152 – Zoning Code, Chapter 154 – Sign Regulations, Chapter 51 – Hazardous Waste Management, Chapter 52 - Subsurface Sewage Treatment System (SSTS) regulations, MN State Building Code requirements, and all other applicable local, state, and federal regulations. No signage shall be allowed within the public road right-of-way.
 11. The Permittee shall submit Certificate of Workers' Compensation Insurance to the Land Management Department annually when there are additional employees beyond the owner/operator. The insurance shall be maintained for the duration of the CUP.
- If the Planning Commission recommends denial of the permit application, the deficiencies found in Section 152.251 (Required Findings) of the Carver County Zoning Code, should be referenced, as follows:

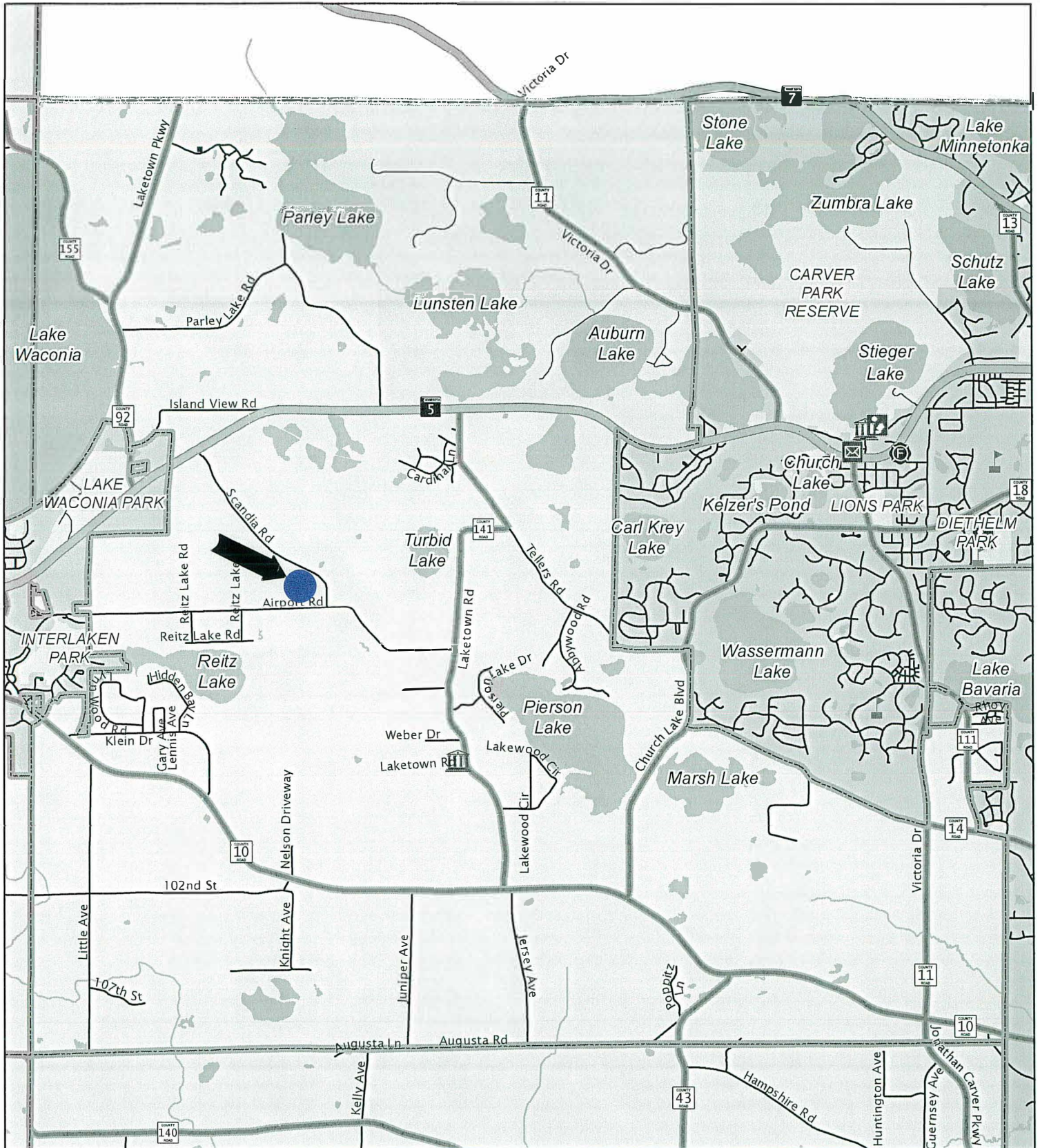
§ 152.251 REQUIRED FINDINGS.

An order for the issuance of a CUP or IUP can be adopted only if all the following are found as fact. Any conditions imposed by the permit or actions required as part of the order shall be considered in making findings:

- (A) The conditional or interim use is permitted as a permitted conditional or interim use within the zoning district and meets all requirements of this chapter and any other county, regional, state, or federal laws, ordinances, rules, or regulations.
- (B) The conditional or interim use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
- (C) The establishment of a conditional or interim use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
- (D) The effects of the proposed use will not be detrimental to the health, safety, and welfare of Carver County or to the occupants of the immediate neighborhood.
- (E) That adequate utilities, access roads, drainage and other facilities have been or are being provided.
- (F) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use if these measures are applicable.

- (G) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance if these measures are applicable.
- (H) The use or development conforms to the County Comprehensive Plan.
- (I) The use or development is compatible with the land uses in the neighborhood.
- (J) A public hearing was held pursuant to § 152.285 and M.S. § 394.26, as it may be amended from time to time.

LAKETOWN TOWNSHIP



This map was created using Carver County's Geographic Information Systems (GIS). It is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

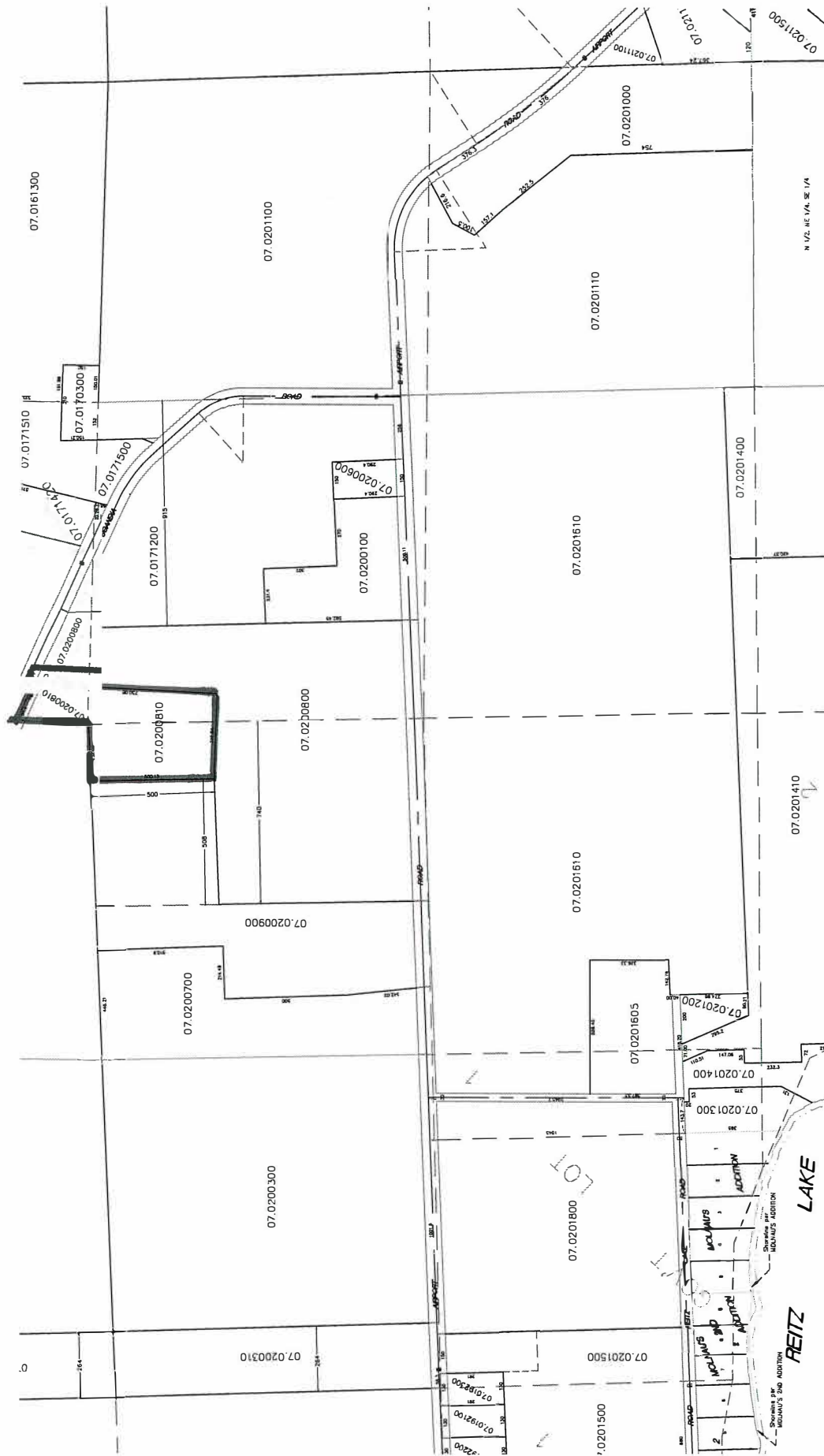
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Map Created by Carver County GIS

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N 1/2 SEC. 20, T.116, R.24



Mike Brose

8560 Scandia RD

Waconia, MN, 55387

Mike@waterbugusa.com

6125904684

1/25/2024

Planning Commission

Social Services wing. Commissioner's Meeting Room of the Carver County Government Center

Chaska, MN, 55318

Subject: Conditional Use Permit Application

Dear Planning Commission,

I am writing to formally submit my application for a Conditional Use Permit in accordance with Carver County Land Use Ordinance. The purpose of this letter is to provide a comprehensive explanation of the proposed activity and address various aspects related to the application.

Description of Proposed Activity/Operation:

1. This is a family run business. There will be two family members working on a regular basis, and one additional part time employee as needed. The business involves the assembly of lakeweed maintenance products, specifically remote-controlled battery-operated harvesters. These products offer efficient and environmentally friendly solutions to the challenges associated with lake weed management.
2. The assembly consists of bolting motors onto aluminum frames, adding wiring harnesses to the motors and bolting these frames onto plastic pontoon floats. The aluminum frame is made by a local welding company. The harvesters are assembled using mostly cordless power tools.
3. When the machines are completed, we load them up in an enclosed 24-foot trailer and haul them to New Hope where our distributor sells them from their storefront or their website. We deliver approximately 3 loads (a total of 15 machines) per year. We also build about 8 larger remote-controlled harvesters that sit on a small EZ-Loader trailer. These are transported via pickup truck to the New Hope location.
4. We anticipate deliveries from amazon, ups or FedEx approximately 3 times per week.

5. Hours of Operation:

- Start Time: 8:00 AM
- Quitting Time 5:00 PM

6. Employee Details:

- Total Number of Employees: 2-3
- Family Members Working: 2

7. Traffic Generation:

- Number of work vehicles Daily: 2
- Delivery vehicles: approximately 3 per week.
- Parking Spaces: 4

8. Use of Structures:

- New Structure: Proposed new structure used for warehouse assembly and indoor storage for finished products, materials, and components.

9. Materials Storage:

- Types of Materials: various metals, various hard plastics, and electronic components
- Storage Areas on Site Plan: Clearly indicated on the submitted site plan

10. Utilities and Waste Management:

- Water Services: Standard water usage for drinking and waste
- Sewage Disposal: Stand alone Tank that is pumped out annually.
- Waste Management: Recycling bins for materials, waste collection services for non-recyclables

11. Parking Area Details:

- Area and Capacity: 4 parking spaces and turn around area.
- Access to Site: Access from the main road, with a designated turn around location

12. Screening Proposal:

- Building is partially screened from main road by existing pine trees, field and forest.

13. Signage:

- Size: Standard signage indicating the company name and logo no more than 2 feet by 6 feet
- Type: metal/plastic
- Locations: Front of building

I believe that the proposed activity aligns with the goals and regulations outlined in the Land Use Ordinance. I am committed to addressing any concerns or questions that the Planning Commission may have regarding this application.

Thank you for considering my application. I am available for any additional information or a meeting to discuss the proposal further.

Sincerely,

Mike Bruce

A handwritten signature in black ink that reads "Mike R. Bruce". The signature is written in a cursive style with a large, stylized "M" and "B".

Applied Robotic Concepts Product Images



The WaterGator



The WaterBug

January 29, 2024





Township Presentation & Recommendation Form

PARCEL #	07.020.0810	Permit #	P220240003
Owner's Name:	Owner's Mailing Address:		
Mike Brose	8560 Scandia RD		
City:	Owner State:	Owner Zip:	
Waconia	MN	55387	
Applicant (if other than owner):	Site Address:		
	8560 Scandia RD, Waconia MN, 55387		

Type of Request:	☒ CUP	☐ IUP	☐ Preliminary Plat	☐ Final Plat	☐ Variance	☐ Appeal	
Description of Request:							
Requesting Conditional use Shed. Shed is to be used as a small assembly location for the company applied robotic Concepts LLC(ARC). ARC assembles specialized remotely operated Lake Weed harvesters for personal and commercial use. See attached conditional use letter							
Date of County Public Hearing:		February 20, 2024		Date of Township Meeting:		February 12, 2024	

Actions:

Township Action Taken:	
☒ Recommends approval and use of the Township Road (if applicable) with the following comments: ☐ Recommends denial for the following reasons: ☐ No recommendation, but will comment on the request at the Planning Commission or Board of Adjustment hearing:	
- Laketown Township Board of Supervisors concurs with county re: combining their parcels. - Family-run – no more than 4 employees. - Entire operation will be contained in shed – e.g., parts, assembly and inventory. - Light assembly -cordless tools (not a manufacturing plant). - Will comply with Carver County if a septic system will be serving newly constructed building. - If Scandia Road neighborhood does not continue to participate in the annual dust control benefit in the future, it would trigger a review.	

****Important:** I understand that I must appear at the Town Board meeting to present my request and obtain their recommendation prior to appearing before the County Planning Commission or Board of Adjustment.

	Date
Signature of Applicant	
	Date
Signature of Township Official	2-12-2024

EXHIBIT "A" – LEGAL DESCRIPTION

PID NUMBER: 07-020-0810

File#20240003

APPLICANT/OWNER: Michael R Brose & Donna J Niera

* * * * *

That part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 20, and the Southwest Quarter of the Southeast Quarter of Section 17, all in Township 116, Range 24, Carver County, Minnesota, described as follows: Beginning at the northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 20; thence on an assumed bearing of South 87 degrees 36 minutes 47 seconds West, along the north line of said Northeast Quarter of the Northwest Quarter, a distance of 232.06 feet to the east line of the West 508.00 feet of the East 740.00 feet of said Northeast Quarter of the Northwest Quarter; thence South 01 degree 06 minutes 09 seconds East, along said east line of the West 508.00 feet of the East 740.00 feet, a distance of 500.13 feet; thence South 87 degrees 52 minutes 12 seconds East, a distance of 346.84 feet; thence North 02 degrees 56 minutes 43 seconds East, a distance of 750.00 feet; thence North 65 degrees 19 minutes 41 seconds West, a distance of 78.71 feet; thence 84.40 feet northwesterly, along a tangential curve, concave to the north, having a radius of 2902.56 feet and a central angle of 01 degree 39 minutes 58 seconds to the west line of the Southwest Quarter of the Southeast Quarter of said Section 17; thence South 02 degrees 56 minutes 43 seconds West, along said west line of the Southwest Quarter of the Southeast Quarter, a distance of 296.08 feet to the point of beginning