
Q: What is my role as a property owner to get a conditional use permit approved?

A: It is the responsibility of the applicant to demonstrate that the required findings, as listed previously, are satisfied. While city staff will provide technical assistance and information, the burden of convincing the City Council of the merits of the request rests solely upon the applicant.

Q: Once a conditional use permit is approved, how long is it good for?

A: Upon approval of a conditional use permit, the property owner has one year to initiate the proposed project. If such work is not complete, and no extension request has been made at least 30 days prior to the expiration date, the permit will become null and void. If complete, as long as you own and abide by the conditions set by Council.

Q: Can I appeal a denied conditional use permit?

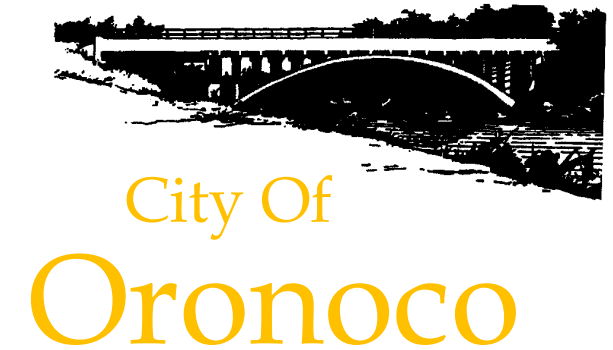
A: Any person who believes that they are aggrieved may seek judicial review, in the manner provided by the State Statutes.

Q: What is the cost of a Conditional Use Permit?

A: Reference the current Oronoco Fee Schedule for pricing.

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Our full Code Book is posted on our website and we have a copy to look at in City Hall.



Guide for Conditional Use Permits

This is a general guide to help understand the conditional use permit process

Q: What is a conditional use?

A: A conditional use is a land use which, because of its unique characteristics and potential impact on surrounding properties, cannot be permitted at a given location without special consideration and review by the Planning & Zoning Commission, who then gives a recommendation to the City Council.

Q: What makes a “conditional use”

A: The City Council, in approving a request for a conditional use permit, is authorized to establish specific standards and requirements to ensure compatibility with surrounding land uses and to reduce the potential for negative impacts from the proposed land use.

Q: How do I get a Conditional Use Permit?

A: The process involves the following steps:

- Submit an application with support information and payment of application fee.
- Staff review of support information and follow up with applicant if needed.

- Public Hearing held by the Planning & Zoning Commission to receive comment from applicant as well as public. Recommendation is forwarded to the City Council for action.
- City Council makes a decision at its next Regular Meeting following the Public Hearing.

Q: What types of factors must the City Council take into account before granting a conditional use permit?

A: The City Council will consider whether the use will be detrimental to the public health, safety, or general welfare.

- The use will not create an excessive burden on existing parks, street, and other public facilities and utilities which serve the area.
- The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
- The structure and site shall have a appearance that will not have an adverse effect upon adjacent residential properties.
- The use is consistent with the purposes of the zoning ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

- The use is not in conflict with the comprehensive plan of the city.
- Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.

Q: What types of stipulations can the City impose upon the Conditional Use Permit?

A: In permitting a new conditional use or the alteration of an existing conditional use, the Planning & Zoning Commission may recommend and the City Council may impose, additional conditions which the City Council considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions include, but are not limited to the following: Increasing the required lot size or yard dimension.

- Limiting height, size, or building location.
 - Controlling the location and number of vehicle access points.
 - Increasing the street width.
 - Increasing the number of required off street parking spaces.
 - Limiting the number, size, location, or lighting of signs.
 - Requiring diking, fencing, or screening.
 - Landscaping, or other facilities to protect adjacent or nearby property.
 - Designation for open spaces sites.
 - Other conditions as judged necessary.
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