



Olmsted County Planning Department

September 14, 2022

Desirae Dexter & Nick Pegram
13036 Sunset Bay Rd NE
Zumbro Falls, MN 55991

RE: OR2022-004CUP; Type I Conditional Use Home Occupation Permit Request to construct cabinetry and similar woodworking projects

Dear applicants,

The Planning Department reviewed your request for a Conditional Use Permit to establish a Home Occupation to construct cabinetry and similar woodworking pieces in the newly constructed detached accessory structure at the property located at 13036 Sunset Bay Rd NE. We have found that this request complies with the provisions of Section 10.02 "Home Businesses" of the Oronoco Township Zoning Ordinance.

You are hereby notified that your Conditional Use Permit (OR2022-004CUP) is approved effective on the date of this letter subject to the following: (findings follow in parentheses and will be in **bold** print).

Section 10.02 **HOME BUSINESSES:**

- A. In any zoning district where home businesses are authorized, a home business shall comply with the following regulations:
 - 1. Said use shall occupy an area no more than twenty-five (25%) percent of the total floor area of the dwelling. **(Business activities will take place within the newly constructed detached accessory structure on the property).**
 - 2. No home business shall require substantial interior or exterior alterations of the dwelling. **(No alterations are proposed).**
 - 3. No home business shall create emissions, surface or groundwater discharges, odor, dust, electrical disturbances, glare, or vibrations exceeding the standards of the Minnesota Pollution Control Agency measured at the source of the emission or discharge, the property line, or within 500 feet of the nearest neighboring dwelling. **(None proposed).**

4. Unless prohibited in the district, a business is allowed as a conditional use in the RC, CS, HC, or I district shall be considered for approval as a home business only through the conditional use permit process. **(Retail Trade is a permitted use in the CS district - manufacturing of materials and goods is permitted in the Industrial District).**
- B. A home business allowed in the R-A, R-1, R-2, or RSD Districts shall comply with the following regulations, in addition to the requirements of Section 10.02 A.
1. No person shall be employed other than a member of the household residing on the premises. **(There are no other employees other than members of the household).**
 2. The home business shall be conducted entirely within buildings, including the dwelling and no more than one accessory structure, and may involve the use of no more than one accessory structure exclusively for storage. **(The home business will be conducted solely within the newly constructed detached accessory structure. There will be no employees other than the homeowners. There will be no onsite sales.).**
 3. Signage shall be limited to one (1) non-illuminated identifying sign measuring not more than two square feet in area. **(No signage is proposed at this time).**
 4. No business shall be permitted as a home business that is allowed as a conditional use in the RC, CS, or I district. **(Retail trade is a permitted use within the Commercial Service District – manufacturing of materials and goods is permitted in the Industrial District).**

This letter serves as the Zoning Certificate to establish a home occupation for the **construction of cabinetry and similar furniture products**. You must still file zoning and building permit applications for any necessary structural alterations. **It also does not alleviate the need for other required State and Federal permits and licenses, if any.** If you change the nature of the approved Home Business as stated above or have any questions concerning this permit, please do not hesitate to contact our offices.

Sincerely,



Elliot Mohler | Planner | Olmsted County Planning Department



RECEIVED

SEP 14 2022

OLMSTED COUNTY
PLANNING DEPARTMENT

Application Number: OR2022-004CUP
Related Records: 022-0213RB, Garage 36'x41'
Olmsted County Planning Department
2122 Campus Dr SE, Suite 100
Rochester, MN 55904
P: 507-328-7100 F: 507-328-7958
planningweb@olmstedcounty.gov

LAND DEVELOPMENT APPLICATION

Type of Application

Township: ☐ Eyota ☐ Marion ☒ Oronoco ☐ Quincy

Is this an amendment to an existing application? ☐ Yes ☒ No

- | | |
|---|---|
| ☐ Appeal | ☐ Land Use Plan Amendment <input type="text"/> to <input type="text"/> |
| ☒ +Conditional Use Permit <u>Type 1</u> | ☐ *+Metes & Bounds: |
| ☐ Temporary Construction | ☐ Final |
| ☒ Home Occupation (CUP) | ☐ Preliminary (different application for final approval) |
| ☐ Erosion Control/Grading | |
| ☐ *+Final Plat - # lots <input type="text"/> | ☐ *^+Preliminary Plat - # lots <input type="text"/> |
| ☐ General Development Plan <input type="text"/> | ☐ +Variance |
| (name) | ☐ Rezoning <input type="text"/> to <input type="text"/> |

* Relates to GIS Impact & E911 Addressing Fees

+ Relates to Environmental Review Fees

^ Relates to Subdivision Review Fees

Site Location

☒ Legal Description Attached

Site Address:

of Acres:

PIN(s):

Township/Section:

Proposal (Full documentation must accompany application)

Describe project in detail:
Customers

Applicant

Full Name: Phone: Email:

Mailing Address:

Typed/Printed Name: Signature: Date:

Property Owner

Full Name: Phone: Email:

Mailing Address:

Typed/Printed Name: Signature: Date:

Application Number: OK 2022-004 CUP
Related Records: 022-0213 RB, Garage 36'x41'

Consultant

Full Name: Nicholas Pegram Phone: (507) 951-8075 Email: contact@pegamdexter.com
Mailing Address: 330 1st Ave NE Oronoco, MN 55960
Typed/Printed Name: Nicholas Pegram Signature: [Signature] Date: 9/14/2022

Additional Property Owners/Applicants/Addresses

Full Name: Desirae Pegram Phone: (507) 951-5001 Email: desiraedkay@hotmail.com
Mailing Address: 330 1st Ave NE Oronoco, MN 55960
Typed/Printed Name: Desirae Pegram Signature: [Signature] Date: 9/14/2022

ENVIRONMENTAL REVIEW – Required prior to submitting a Conditional Use Permit, Plats, Metes & Bounds, & Variance Applications

Written acknowledgement by Olmsted County Planning Department Well & Septic Code Enforcement Inspector of their preliminary review.

Comments: _____

Signature: [Signature] Date: 9-14-22

PROPERTY RECORDS REVIEW– Required prior to submitting a FINAL Metes & Bounds application

Written acknowledgement by Olmsted County Property Records of their preliminary review of the proposed metes & bounds subdivision.

Comments: _____

Signature: [Signature] Date: 9-14-22

PLANNING DEPARTMENT SUBMITTAL – For office use only

Note: Applications only accepted with ALL required support documents.

Deadline for agency action: 60 days - _____ 120 days - _____

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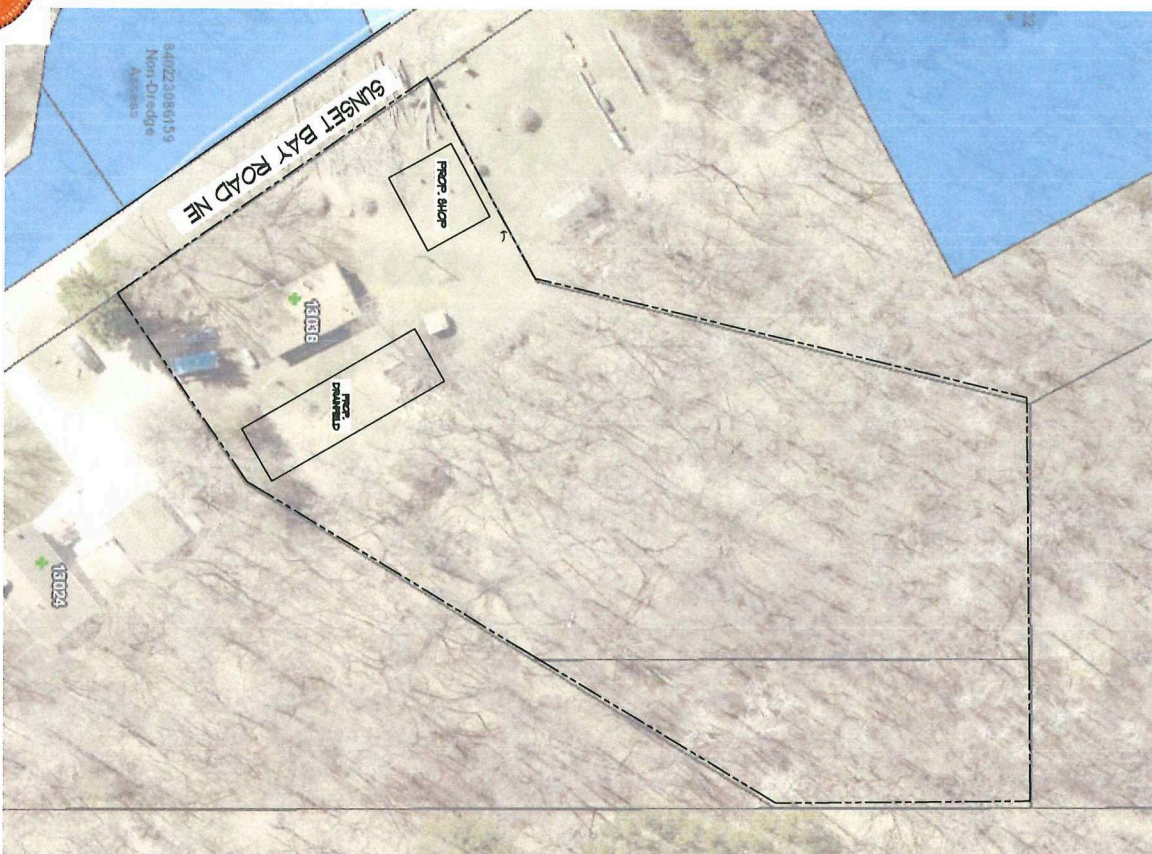
SEP 14 2022

**OLMSTED COUNTY
PLANNING DEPARTMENT**

Received & reviewed by: [Signature] Date: 9/14/22
Development Application Fee: _____
Environmental Review Fee (CUP, M&B Variance): _____
GIS Impact Fee (M&B, Plats): _____
E911 Addressing Fee (Final Plats, M&B): _____
Subdivision Review Fee: _____
Total fees due: \$197.00

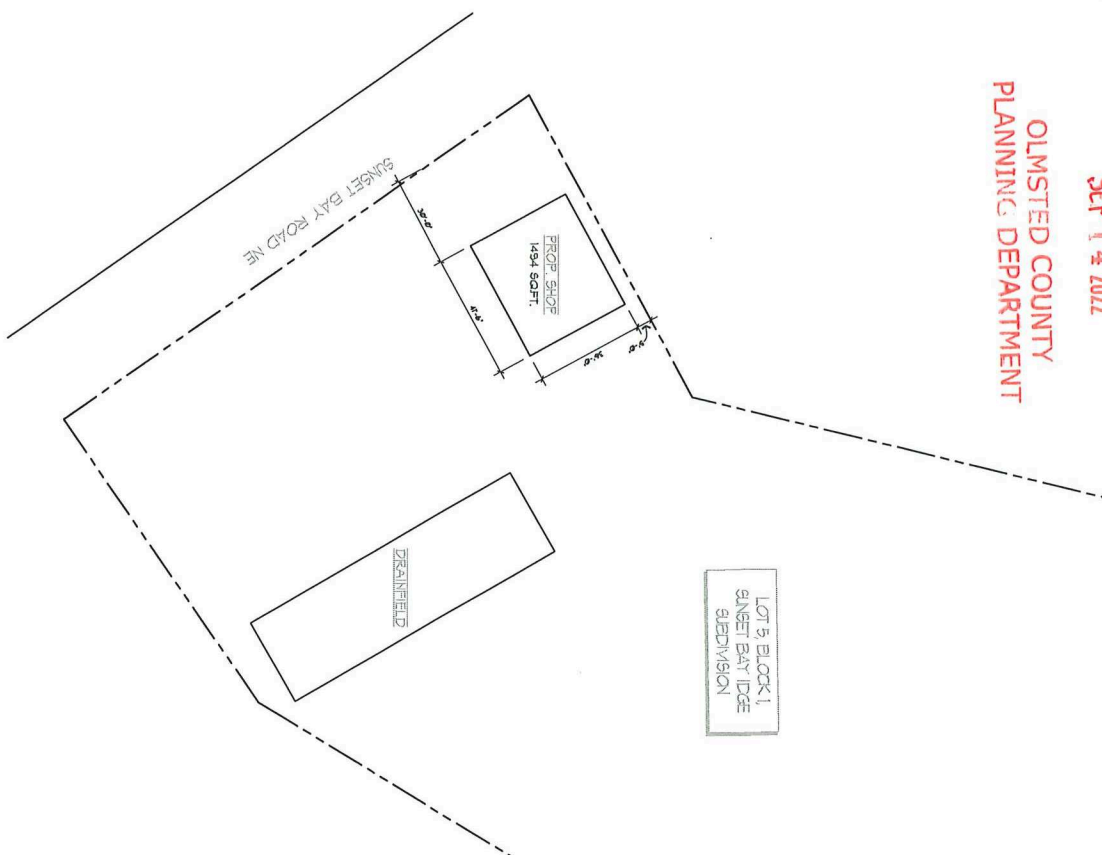
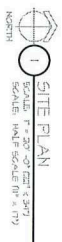


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OLMSTED COUNTY
PLANNING DEPARTMENT

PEGRAM GARAGE
NICK & NICOLE PEGRAM

ZUMBRO LAKE MINNESOTA
PEGRAM & DEXTER CONSTRUCTION

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Redding, CA 96001
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C1.0

ROOF PLAN

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