



Application for ZONING VARIANCE or CONDITIONAL USE

OFFICE OF THE CLERK
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Office 218.584.5254
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Date of Application _____

Fee(s) \$ **150.00**

Date Paid _____

Parcel Number **32** - _____

Zone R-1 Residential R-2 Residential Commercial Industrial Urban/Agricultural

Property Address (Include address #, Street Name, & Direction)	
Property Owner	Owner Phone
Legal Description	

Requested Change	<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Conditional Use
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Reason for Requested Change

I/We, the undersigned, hereby request and apply for a Zoning Variance and/or Conditional Use Permit from the Twin Valley Zoning and Planning Commission and the Twin Valley City Council, Twin Valley, Minnesota, for the property described above. I/We hereby agree that in such case that a permit is granted, that all work shall be done and any/all materials which are used shall comply with the plans and specifications herewith submitted and with all said ordinances of the City of Twin Valley applicable thereto. Applicant(s) further agrees to pay any fees and/or assessments in conjunction with submitted request, to include, but not limited to, City of Twin Valley Zoning/Conditional Use Permit Fee, and Norman County Recording Fees.

Signature of Applicant

Business Name (if applicable)

Commission Approval/Denial ___/___/___

Council Approval/Denial ___/___/___

CITY OF TWIN VALLEY ORDINANCE TITLE XV: LAND USAGE; CHAPTER 51: ZONING

§ 151.50 APPLICATIONS.

(A) Notwithstanding anything to the contrary in this chapter, all applications for any site plan, conditional use permit, land use permit, variance, or for any other city approval required by this chapter, or to amend this chapter, shall be made in writing on a form provided by the city, if the city has a form, to the City Clerk or other person appointed by the City Council to administer this chapter. The Zoning Administrator is authorized to reject in writing any incomplete application within 15 business days of receipt if the application is incomplete, stating the reasons for its rejection, including what information is missing. This rejection shall be sent by first-class mail to the applicant. Every application shall contain the legal description of the property and a statement of the specific permit or action being sought. Nothing in this section shall be deemed to prevent the city from requesting additional information from the applicant upon which to base a decision.

(B) As authorized by M.S. § 462.353, as it may be amended from time to time, if a dispute arises over a specific fee imposed by the city, the amount of the fee must be deposited and held in escrow, and the person aggrieved by the fee may appeal to district court, as provided by M.S. § 462.361, as it may be amended from time to time. The application shall proceed as if the fee had been paid, pending a decision of the court.

§ 151.51 PUBLIC NOTICE AND HEARINGS.

As required by M.S. § 462.357 and M.S. § 462.3595 a public hearing shall be held by the City Council or the Planning Commission, if a Planning Commission exists in the city, before any conditional use permit, variance, or zoning amendment may be granted. A notice of the time, place and purpose of the hearing shall be published in the official newspaper of the city at least ten days prior to the day of the hearing. In the case of an amendment to the zoning code which involves changes in district boundaries affecting an area of five acres or less, and in the case of an application for a conditional use permit or a variance, a similar notice shall be mailed at least ten days before the day of the hearing to each owner of affected property and property situated wholly or partly within 350 feet of the property to which the zoning code amendment, conditional use or variance relates. The applicant shall provide a list of the owners of affected property and property situated wholly or partly within 350 feet of the property to which the hearing relates. The Clerk or other person appointed by the City Council to administer this chapter may use any appropriate records to determine the names and addresses of owners. A copy of the notice and a list of the owners and addresses to which the notice was sent shall be attested to by the Clerk or other person appointed by the City Council to administer this chapter and shall be made a part of the records of the proceedings. The failure to give mailed notice to individual property owners, or defects in the notice shall not invalidate the proceedings, provided a bona fide attempt to comply with the mailed notice requirements has been made.

§ 151.52 FINAL ACTIONS.

As required by M.S. § 15.99 as it may be amended from time to time, commonly called the 60-day rule, all approvals and denials of applications for a zoning amendment, site plan, conditional use permit, land use permit, variance or any other application which requires a city approval under this chapter must be made within the timeline and following the process of M.S. § 15.99. Failure to follow the requirements of the statute may result in automatic approval of applications.

§151.53 NOTICE OF DECISION.

As required by M.S. § 15.99, as it may be amended from time to time, commonly called the 60-day rule, notice of approvals and denials of applications for a zoning amendment, site plan, conditional use permit, land use permit, variance or any other application which requires a city approval under this chapter must be provided within the timeline and following the process of M.S. § 15.99. Failure to follow the requirements of the statute may result in automatic approval of applications.