



Redwood County

www.co.redwood.mn.us

Application for Extraction Interim Use Permit

Location of the Extraction:

Permit #: 10-26 Date: 7-2-26

Address: 12226 Knox Ave City: Sanborn State: MN Zip: 56083
House # Street Name
Parcel #: 51-021-4060 Township: Charlestown Section: 21 Twp #: 109 Range: 36
51-021-4020

Legal Description:

See Attached

Information about the Extraction:

Zoning District: Agriculture

Soil Type 1: Gravel Pit / Sand & Gravel

Soil Type 2: = Wilmononton variant loam

General description of the extraction: NOTICE: Change of land use may affect your property taxes.

Contract to extract, process and stockpile sand & gravel aggregates. Return to follow depletion of mine.

Number of acres to be extracted: 21.29 Acres

Type of Road: Township Right-of-Way width measured from centerline 40' for access road

Setbacks: (Please enter in feet)

Setback from the Center of the Road: 1600'

Side Yard Setback: 760'

Direction: North

Side Yard Setback: 25'

Direction: South

Rear Yard Setback: 150'

Direction: West

Starting Date: 7-2-26

Date of Completion: 7-2-36 (maximum 10 years)

Drainage Plan:

Entire Area drains south

Landscape and screening plans:

Create pond in NW corner of site. Return rest of area to grassland.

Water plan (estimated water use):

N/A

Statement addressing noise, vibration, glare, heat, smoke, particle matter, odors, exterior lighting, toxic or noxious matter, dust, etc:

Noise will only be present during crushing. This will only take place during the day.
Dust will be controlled by water or chloride. No odor, toxic or noxious matter.

Reclamation plan: (Attach Map)

Landscape & slope banks to create pond. Surrounded by grass area

Estimated Cost of Reclamation: \$2000 / Acre

Applicant Information:

First Name: Cooper Last Name: Schettler
Business Name: L4S Construction Corp.
Address: 12226 Knox Ave City: Sanborn State: MN Zip: 56083
Home Phone: _____ Cell Phone: _____ Email: _____

Operator Information: (Complete only if different from Applicant)

First Name: _____ Last Name: _____
Business Name: _____
Address: _____ City: _____ State: MN Zip: _____
Home Phone: _____ Cell Phone: _____ Email: _____

Land Owner Information: (Complete only if different from Applicant)

First Name: Donalee Last Name: Schettler
Address: 12226 Knox Ave City: Sanborn State: MN Zip: 56083
Home Phone: _____ Cell Phone: _____ Email: _____

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature: [Signature] Donalee Schettler Date: 7/2/2026

Please attach the following information:

A detailed site map. This must include: soil types, topography, location of watercourses, outline of maximum area to be excavated, setbacks from property lines, vertical profile of area to be excavated including overburden, proposed and existing locations of any structures, stockpiles or operation areas, location and names of roads, railroads, known tile lines, proposed fences, utility rights-of-way, planned entrances and exits for operation area, road routes for heavy equipment and any signs being posted.

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Extraction Fee: \$700.00 Receipt #: 467296 Date Approved: _____

Application Received: 7-2-2026

Commission Action:

County Board Action:

Approved: _____ Date: _____ Approved: _____ Date: _____
Disapproved: _____ Date: _____ Disapproved: _____ Date: _____

EIUP #10-26

Legal Description

The Southeast Quarter (SE1/4) of Section Twenty-One (21), Township One Hundred Nine (109) North, Range Thirty Six (36) West, Redwood County, Minnesota, lying north of the railroad right-of-way, EXCEPT that part of said Southeast Quarter described as follows: Commencing at the East Quarter Corner of said Section 21; thence South 00°27'16" West (assumed bearing), on the east line of said Section 21, a distance of 990.00 feet to the point of beginning; thence continuing South 00°27'16" West, on said east line, 310.55 feet; thence North 88°51'46" West, 749.23 feet to a ½-inch iron pipe monument; thence North 00°25'05" East, 301.15 feet to a ½-inch iron pipe monument; thence South 89°34'55" East, 749.37 feet to the point of beginning.

PIDs 51-021-4020 and 51-021-4060

L&S Construction Corp.
Conditional Use Permit Application
For the
L&S Shop Pit
06/19/2026



L&S Construction Corp.
Conditional Use Permit Application
For the
L&S Shop Pit
06/19/2026

Application for a Conditional Use Permit to allow for the mining and processing of sand & gravel material.

Charlestown Township – Section 21
Redwood County, Minnesota

Property Owners:
L&S Construction Corp.
12226 Knox Ave
Sanborn, MN 56083

APPLICANT

L&S Construction Corp.

12226 Knox Ave.

Sanborn, MN 56083

(507) 648-3382

Contact – Cooper Scheffler or Mike Scheffler

LANDOWNERS

L&S Construction Corp.

12226 Knox Ave.

Sanborn, MN 56083

(507) 648-3382

Contact – Cooper Scheffler or Mike Scheffler

CURRENT LAND USE

Site is currently permitted as a gravel pit from 2016.

PROPOSED USE

A Conditional Use Permit is being requested to mine, process, and stockpile sand and gravel in the requested area. The materials that are mined on this site will primarily be used for roadway construction for state, county, and local individuals. By having this acreage in the market, it allows for cost savings for various areas of local, county, and state agencies by having another high quality gravel source in that area. This would have a favorable impact on the cost on public and private work.

DUST CONTROL

We have our own water truck to apply water to roads and in extreme dust cases we have contacts with local dust control companies to put down chloride as needed.

NOISE CONTROL

We plan to take all the necessary precautions to keep noise at an acceptable level with our crushing and hauling operations. We plan to make sure our equipment is up to date and in proper working order to ensure there isn't any avoidable noise being put in the environment. We also have mufflers on our equipment to minimize noise on generators and other equipment. In our area, distance is also a key factor. The area is sparsely populated.

EROSION AND STORM WATER CONTROL PLAN

Erosion control of the land will come from a few different steps.

1. Slopes will be flattened to 3:1 or less in the reclamation process.
2. All storm water runoff will run to a pond onsite.
3. BMP's will be in all areas that surface water will be impacted.
4. Land will be restored according to the reclamation plan when excavation of materials is complete.

PROPOSED MINING PLAN

GENERAL

We plan to supply the road construction, asphalt, and concrete markets with a high quality gravel and sand aggregate. Being able to supply sand and gravel in this area will result in cheaper hauling and material costs to large state and county work. Ultimately, saving the state/counties and tax payers money.

MINING OPERATION PLAN

We will begin mining on the west and south side of the property where the existing mined out area sits and reclaim behind ourselves.

HOURS OF OPERATION

Monday through Saturday 7:00AM to 7:00PM.

RECLAMATION PLAN

The area of the land that has been disturbed from mining operations will be restored upon completion of the material extraction. Reclamation will begin as soon as possible after materials have been completely extracted. The area will be reclaimed using the overburden that was previously stripped. This overburden will be spread out and reseeded with grass for cattle grazing. All slopes greater than 3:1 will be flattened and the land contour will gently conform to the existing land. A small pond will also conform to the land which will minimize erosion from rainfall.

LIFE EXPECTANCY

As of now, we are expecting the materials available at this pit to last for ten years.

SUMMARY

The sand and gravel material available at this site are of high quality and would provide a competitive source of excellent materials for today's road and rural construction industries. Having a sand and gravel available in this area will provide better roads and save tax payers money in the long run. If a permit is granted, we will make a strict effort to follow all the conditions set in place to allow for all parties to benefit from this material source for years to come. Based on this information, we politely request that a conditional use permit be granted for the mining, processing, and stockpiling of sand and gravel material on this property.

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Extraction and Reclamation area

CHARLES TOWN

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510223040

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120th St

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510214080

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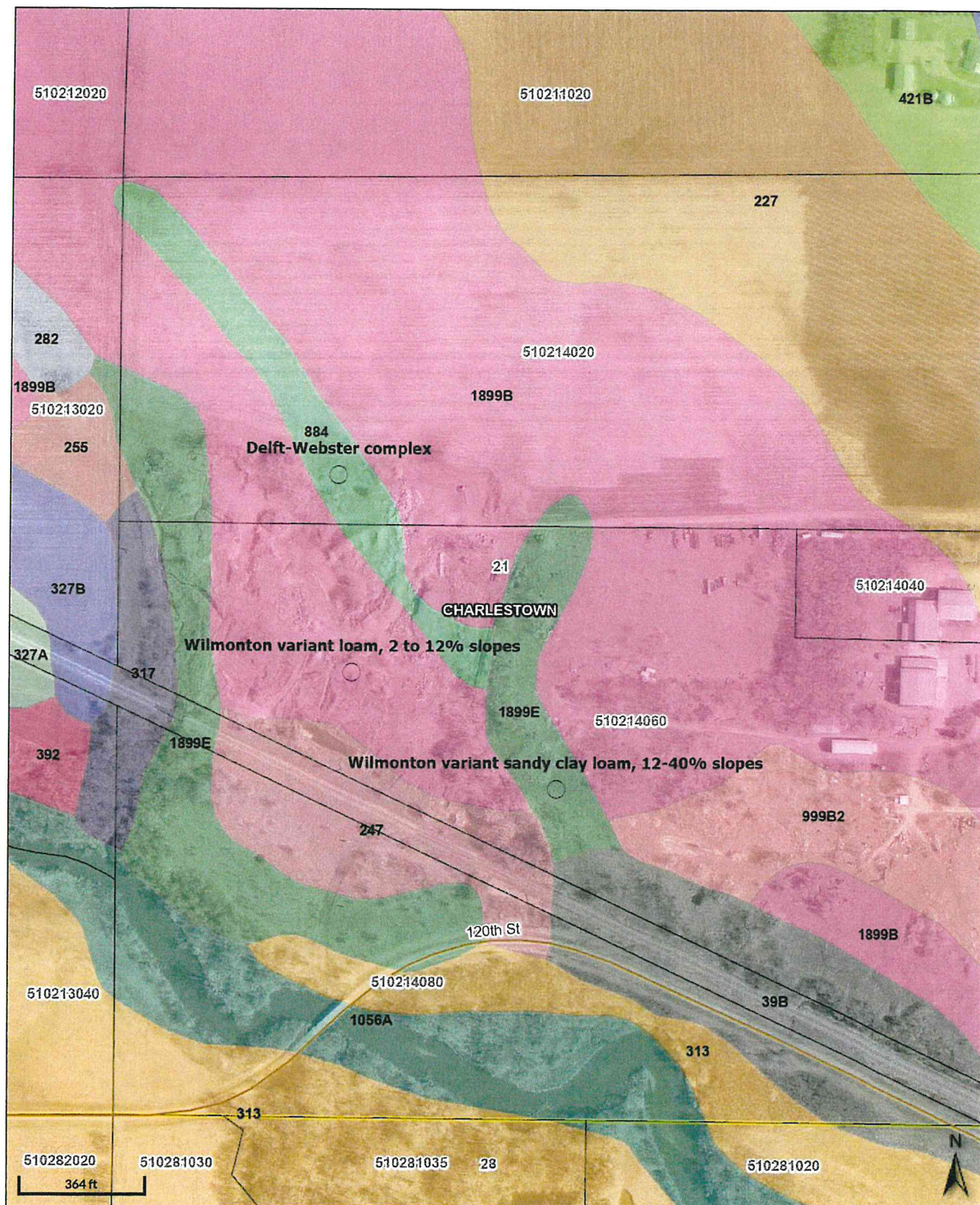
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Soils





U.S. Fish and Wildlife Service National Wetlands Inventory

L & S Home Pit



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

July 6, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Conditions for Permit No. 10-26 (L&S Construction Corp. – Home Site Pit)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Zoning Ordinance, as hereafter amended from time to time. The permit holder shall abide by all MSHA requirements. The permit holder shall comply with all federal, state and local laws and rules regarding wetlands.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The permit holder shall have proper warning signs posted along Knox Avenue during times that material is being hauled into or out of the site. The warning signs shall conform to the requirements and guidelines provided in the Minnesota Manual on Uniform Traffic Control Devices.
4. Knox Avenue will be used as the haul route into and out of the site at all times, except that in the event the permit holder is hired to place gravel on Charlestown Township roads the most convenient available route may be used to perform work for Charlestown Township.
5. The permit holder shall enter into and abide by a written agreement with the Charlestown Township Board regarding repair and maintenance of township roads damaged by hauling to and from the permitted site.
6. All waste and refuse generated by or from the interim use must be disposed of in the manner provided by the applicable local, state, and federal statutes, rules, and regulations. A copy of all disposal records and receipts must be kept on file for no less than five (5) years and provided to the Redwood County Environmental Office upon request.
7. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
8. The permit holder shall not allow the extraction interim use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the extraction interim use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
9. The permit holder shall not exceed the boundary limits described and set forth in the *Application for Extraction Interim Use Permit*. The permit holder shall keep any pit, excavation, or impounded waters within the limits for which the permit is granted.
10. The permit holder shall not in any way obstruct the flow of water from or in the County drainage tile mains (CD70) located on the site. Any damage to the County tile mains caused by the conditional use shall be repaired by or at the expense of the permit holder.
11. Adequate measures shall be taken on both the gravel pit site and also on various haul roads used to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of the foregoing will constitute a nuisance now or in the future.
12. Hours of operation shall be 7:00 a.m. to 7:00 p.m., Monday through Saturday.

13. Any other equipment (i.e. hotmix plant, etc.) other than excavation and aggregate processing equipment to be used at the site shall require a new interim use permit. The excavation site shall not be used for a demolition site unless the permit holder obtains the proper permits from the State and Minnesota and Redwood County.
14. Adequate access roads, drainage, and other necessary facilities shall be provided at all times and shall continue to be provided by the permit holder now and in the future.
15. The permit holder shall at all times properly guard and keep any pit or excavation in such condition so as not to be dangerous from caving or sliding banks. The permit holder shall properly drain, fill, or level any pit or excavation after created so as to make the same safe and healthful which shall be determined by the Board of Commissioners. The permit holder shall grade the site after the excavation and extraction has been completed so as to render it usable. The site shall be reclaimed according to the reclamation plan attached to the *Extraction Interim Use Permit*, reserved topsoil spread on the site and thereafter seeded with approved seed where required to avoid erosion and an unsightly mar on the landscape. The site shall be clean and free of all debris, including stockpiles, when the *Extraction Interim Use Permit* reaches its completion date.
16. The permit holder shall post a bond or irrevocable letter of credit in the amount of \$30,000.00 as security to Redwood County. Further, the bond or irrevocable letter of credit shall remain in full force and effect for a minimum of one year beyond the completion date of *Extraction Interim Use Permit*. The completion date of this permit shall be July 2, 2036.
17. The permit holder shall maintain bodily injury, property damage, and public liability insurance in the amount of at least \$1,500,000.00 per occurrence during the life of the extraction operation and shall provide proof of the same to the Redwood County Environmental Office.
18. The Redwood County Planning Commission shall review the extraction interim use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the extraction interim use permit and/or requiring the permit holder to reapply for an extraction interim use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the extraction interim use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or extraction interim use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions, the Redwood County Ordinances, State statutes, or Federal laws.

AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
) ss
COUNTY OF REDWOOD)

RE: *Application for Extraction Interim Use Permit* submitted by Cooper Scheffler o/b/o landowners L&S Construction Corp. and Donalee Scheffler; Permit Application No. 10-26

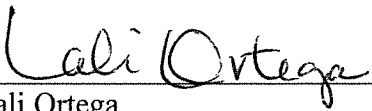
I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly sworn upon oath, hereby state a copy of the following:

1. *Written Notice of Public Hearing on Application for Extraction Conditional Use Permit; and*
2. *Notice of Public Hearing*

was duly served upon:

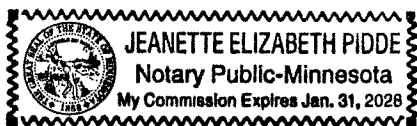
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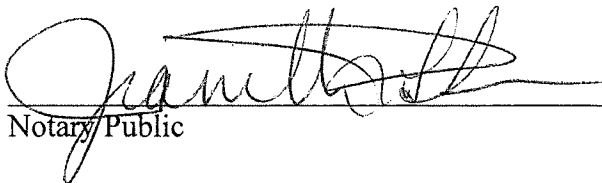
by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota on the 15th day of July, 2026.



Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 15th day of July, 2026, by Lali Ortega.





Notary Public

TO: Whom It May Concern

FROM: Jeanette Pidde *JP*
Land Use and Zoning Supervisor
Redwood County Environmental Office

DATE: July 15th, 2026

RE: Notice of Public Hearing on Application for Extraction Interim Use Permit



Please find enclosed a Notice of Public Hearing regarding an Application for Extraction Interim Use Permit submitted by Cooper Scheffler on behalf of landowners L&S Construction Corp. and Donalee Scheffler, pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.143 and 153.421 for the extraction of sand and gravel material from/on a 21.29-acre extraction site located on portions of the following described real property in Charlestown Township:

The Southeast Quarter (SE1/4) of Section Twenty-One (21), Township One Hundred Nine (109) North, Range Thirty Six (36) West, Redwood County, Minnesota, lying north of the railroad right-of-way, EXCEPT that part of said Southeast Quarter described as follows: Commencing at the East Quarter Corner of said Section 21; thence South 00°27'16" West (assumed bearing), on the east line of said Section 21, a distance of 990.00 feet to the point of beginning; thence continuing South 00°27'16" West, on said east line, 310.55 feet; thence North 88°51'46" West, 749.23 feet to a ½-inch iron pipe monument; thence North 00°25'05" East, 301.15 feet to a ½-inch iron pipe monument; thence South 89°34'55" East, 749.37 feet to the point of beginning. PIDs 51-021-4020 and 51-021-4060

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly-scheduled Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 28th day of July, 2026. The meeting will be held in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

Pursuant to Redwood County Code of Ordinances, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@redwoodcounty-mn.gov, or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the Notice of Public Hearing.

enclosure

Redwood County Government Center - Environmental Department
P.O. Box 130 Redwood Falls, MN 56283
(507) 637-4023 redwoodcounty-mn.us environmental@redwoodcounty-mn.gov



NOTICE OF PUBLIC HEARING

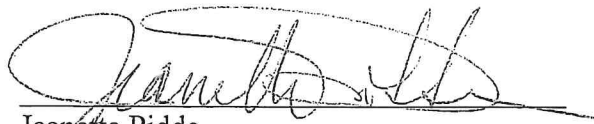
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If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at environmental@redwoodcounty-mn.gov, or in writing at Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.

DATED: July 7, 2026


Jeanette Pidde
Land Use & Zoning Supervisor
Redwood County Environmental Office

Parcel ID	NAME	C/O	Address	CITY	STATE	ZIP
510272060						
510272020	STEFFEN/MATTHEW P & CHRISTINE M	ETAL	31382 120 ST	SANBORN	MN	56083
510281020	SCHWANKE/BERNEL & DELORES		30200 CO HWY 15	SANBORN	MN	56083
510223020	BROWN/JOSEPH WAYNE & TAMARA V		31239 120 ST	SANBORN	MN	56083
510214040	STRAIGHT LINE OF SANBORN INC		12226 KNOX AVE	SANBORN	MN	56083
510213020	MOHR FARMS LLC		1025 SOUTHRIDGE RD	NEW ULM	MN	56073
510222070	WEBER/MAXINE Y	ETAL	11857 LASER AVE	SANBORN	MN	56083
510212020	KUHN/DENNIS R		2155 270 ST E	RANDOLPH	MN	55065
510211020	LEOPOLD/SHARON L REV TRUST		12540 KNOX AVE	SANBORN	MN	56083
510222050	WEBER/WAYNE L & ANITA H	ETAL	PO BOX 142	SANBORN	MN	56083
510222040	LEOPOLD/LAMOINE & MARGUERITE	ETAL	PO BOX 232	SANBORN	MN	56083
519960040	DAKOTA MINNESOTA & EASTERN RAILROAD CORPORATION	CATHEDRAL SQUARE	427 W 12TH ST	KANSAS CITY	MO	64105
510223040	RUNCK FAMILY FARMS INC	ETAL	19319 440 AVE	SPRINGFIELD	MN	56087
510273020	DNR-REAL ESTATE MGT		PO BOX 45	ST PAUL	MN	55155
510282020	BEYER/DEBRA J		506 E MAPLE ST	SPRINGFIELD	MN	56087
510281030	VOGEL/WILLIAM J		11560 CO RD 3	COMFREY	MN	56019
510281035	KIRCHER/DUSGIN & DOUGLAS J KIRCHER		401 E CENTRAL	SANBORN	MN	56083
510213040						
510214080						
510214020	SCHEFFLER/DONALEE A	ETAL	12226 KNOX AVE	SANBORN	MN	56083
510214060	L & S CONST CORP ETAL	ATTN: MIKE SCHEFFLER	12226 KNOX AVE	SANBORN	MN	56083
	CHARLESTOWN TOWNSHIP BOARD OF SUPERVISORS	% DOUG MOODY JR., CLERK	30061 140TH ST	LAMBERTON	MN	56152
	CITY OF SANBORN CITY COUNCIL	% TARA JONES, CLERK	171 N MAIN ST	SANBORN	MN	56083
	LANDOWNER/APPLICANT					

REDWOOD COUNTY PLANNING COMMISSION

L&S Construction Corp.

Home Site Pit

Extraction Interim Use Permit Application #10-26

July 28, 2026



FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

- 1) What potential health safety and welfare impacts were raised at the hearing and why will they, or why won't they, impact the neighboring residents?

- 2) What potential impacts on area property uses were raised at the hearing and why will they, or why won't they, impact the use and enjoyment of other property in the area?

- 3) What potential impacts on property values or future development were raised at the hearing, and why will they, or why won't they, impact the neighboring properties?

- 4) What infrastructure is needed to support the proposed use and how will it be provided?

- 5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

NAME: _____

DATE: _____