



WHITE BEAR TOWNSHIP
1281 Hammond Road
White Bear Township, MN 55110
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wbt@whitebeartownship.org

PERMITTED USE STANDARDS APPLICATION

Application Fee \$75.00 plus \$200.00 Deposit

All permitted uses outlined in the Zoning Ordinance, Section 6-4 with the exception of single family dwellings and their accessory buildings are required to meet the standards set forth in Section 9-3, Permitted Use Standards of the Zoning Ordinance.

APPLICANT INFORMATION

Applicant: _____

Address: _____
Street Address *Suite / Unit #*

City *State* *ZIP Code*

Contact Person: _____ Business Phone: _____

Cell Phone: _____ E-Mail Address: _____

PROPERTY INFORMATION

Property Owner: _____

Address: _____
Street Address *Suite / Unit #*

City *State* *ZIP Code*

Contact Person: _____ Business Phone: _____

Cell Phone: _____ E-Mail Address: _____

DESCRIPTION

Existing Use of Site: _____

Description of Permitted Use Being Requested: _____

REVIEW PROCESS

1. Submit electronically plus 10 copies of application and all supporting information to Town Planner (minimum of 3 weeks prior to Planning Commission Meeting)
2. Planning Commission (4th Thursday of the month @ 6:30pm at the Town office)
3. Town Board (Call Public Hearing) (1st Monday of the following month @ 7pm at the Heritage Hall)

STANDARDS

The Town Board will approve a Permitted Use Permit only if the following facts are established

1. There will be no detracting from the appearance of adjacent properties or Town as a whole
2. There will not be aesthetic incompatibility
3. There will not be aural incompatibility
4. There will not be damage to vegetation
5. Traffic patterns will not be negatively affected
6. There is no unnecessary loss of existing natural features.
7. Will not cause soil erosion
8. Will not increase flood potential
9. The proposal is constituent with the Comprehensive Plan and complies with all Town Ordinances.
10. Will not result in unusual maintenance or repair costs of road, parking areas or utility lines.
11. The maximum number of trees will be preserved
12. The type and density of land use proposed will be suited to site conditions
13. The proposed use will be designed, sited, oriented and landscaped to produce a harmonious relationship with building and properties in the neighborhood.
14. The site will be landscaped to screen undesirable features and enhance the development.

CHECKLIST

- Fee \$75.00 + \$200 Expense Deposit
- Site Plan – Electronic, 10 full-sized copies (larger than 11 x 17) and one reduced size (8 ½ x 11)
- Existing Conditions (all buildings, open space, retention, utility, service and storage areas)
- Site Improvements (proposed locations of buildings, parking, drives, fences, walls, signs, lighting, walkways, patios, decks)
- Site Locations and Adjacent Land Use
- Site Grading and Drainage Plan
- Topography (no greater than 2 foot intervals)
- Wetlands (delineation of streams, water bodies, wetlands & 100 year storm elevation)
- Paved or Surfaced Area (include existing trees 7 inches or greater and large shrub massing)
- Schedule (when applicant plans to construct)
- Additional Information if Required
- Permits or Comments from other Agencies (DNR, COE, RCWD, VLAWMO, Ramsey County PW, MPCA)
- Certificate of Survey

It is the policy of White Bear Township that all identifiable costs associated with Permitted Use Standards Permits within the Township shall be the sole responsibility of the owner of said property. The costs shall include, but are not limited to the following: Township planning review costs (reports, meetings, site review); engineering review costs; legal costs (preparation of hearing notices, legal research, certification costs); publication costs (notice of hearing); reapportionment of assessments (engineers report); mailings and Ownership Reports (ownership/encumbrance).

Prior to the final approval by the Town Board, all Township expenses to date shall be paid by the owner. Subsequent expenses not paid at the time of final approval (due to billings by consultants, etc.) shall be due upon receipt of a billing from the Township.

Applicant Signature: _____ Date: _____

For Office Use Only

Application Received By: _____ Date Received: _____

Payment Received: \$75 Permit Fee + \$200 Deposit Check # _____ Final Approval _____