

**Applicants**

Nicholas Zuehlke  
155 James Ave  
Mankato MN 56001

**Owner**

Brady Kuiper  
Kuiper Enterprise LLC.  
317 Meadow Woods Dr  
Mankato MN 56001

**Request and Location**

Request for a Conditional Use Permit to operate an auto sales and repair business in the Highway Business Zoned District in the SW ¼ of the NE ¼ of Section 19, South Bend Township.

**Legal Description**

Commencing at the Center of Section 19, Township 108 North, Range 27 West; thence North 0 degrees, 27 minutes East and along the North-South Quarter line of said Section a distance of 78.00 feet; thence due East a distance of 430.00 feet to the place of beginning; thence continuing due East a distance of 200.00 feet; thence North 0 degrees, 27 minutes East a distance of 450 feet; thence due West a distance of 200.00 feet; thence South 0 degrees 27 minutes West; a distance of 450.00 feet to the place of beginning. Also the tract of land adjacent to and southerly from the above described tract which measures 33 feet from North to South and 200 feet from East to West and lies between the first described tract and the right of way of Highway #169.

**Zoning**

Highway Business

**General Site Description, Site History, and Land Use Information**

The site is located on the north side of State Highway 60, at the State Highway 60 and US Highway 169 junction. Adjacent properties in this area are also businesses that are similar in use to the proposed request. The site was previously granted a CUP in 1999 to Northern Light Truck and Auto, an auto sales lot for late model repairable autos. Also a CUP was granted in 2004 to Kuiper Enterprises for motorcycle, snowmobile, ATV and marine dealership. Mr. Kuiper is in the building to the West. This building has been sectioned into 3 units, one unit was granted a CUP last month for an auto, ATV, motorcycle and marine sales and repair business. Mr. Zuehlke is renting a unit from Mr. Kuiper to operate this business proposal.

The Mr. Zuehlke plans to perform full automotive repair. This will include major and minor engine repair, transmission repair, brake service, oil changes, air conditioning, and front end work. This will include all make and models of vehicles. Currently Mr. Zuehlke works another job and plans on being there in the evenings from 6 pm to approximately 10 pm and weekends as needed. As customer base grows, the hours will change to 7 am to 6 pm and the possibility of 4 more employees. Any painting or major repairs will be subcontracted to other local shops with the necessary equipment to do such work. There will be up to 4 cars in front of the building for sale also.

**Access**

No change in access points is proposed. Access is provided by an existing driveway off of Township Road 208<sup>th</sup> Lane.

**Existing Land Use within 1/4 Mile**

- North:** Crop land and one business  
**South:** Crop land, 3 businesses, one cell tower, State Highway 60 and US Highway 169 junction  
**East:** Crop land, three businesses and one residence  
**West:** Cropland, Woodland, CSAH 69, one business and two residences

**NATURAL RESOURCES INFORMATION**

**Topography**

The site is fairly flat.

**Floodplain**

The proposal is not within a floodplain area.

**Shoreland**

The proposal is not within a shoreland area.

**Wetlands**

According to the National Wetlands Inventory, there are no wetlands on the property.

**Township Review** - At the time this report was written, no input had been received from the Township.

**Environmental Health Review** – See attachment A-4.

**Opinions**

Based on the information submitted by the applicant, contained in this report, and as required in Sec. 24-46 of the County Code, the following opinions have been developed for this request:

1. That the proposed use conforms to the county land use plan.
2. The demonstrated need for the proposed use.
3. That the proposed use will not degrade the water quality of the county.
4. That the proposed use will not adversely increase the quantity of water runoff.
5. That soil conditions are adequate to accommodate the proposed use.
6. That the proposed use does not create a potential pollution hazard.
7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
9. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.
10. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
11. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.
12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
- NA 13. That the density of proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable zoning district.
14. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals and general welfare.
- NA 15. That the intensity of the proposed residential development is not greater than the intensity allowed in the Agricultural Zoning District. Section 24-111 of the Agricultural District States: "Owners of property, residents, other users of property in the agricultural zone, and neighboring properties adjacent to the agricultural zone may be subjected to inconvenience or discomfort arising from normal and accepted agricultural practices and operations including, but not limited to; noise, odors, dust, operation of aircraft and late night operation of farm machinery, the storage and application of manure, fertilizers, soil amendments, herbicides, and pesticides associated with normal agricultural operations.

### **Recommendations**

Staff recommends **approval** of the request to operate an auto sales and repair business contingent upon the following conditions:

1. Hours of operation shall be from 7:00 am to 10:00 pm Monday through Saturday.
2. Junkyards and scrap yards are prohibited.
3. Allowable signage shall be limited to a 32 square foot sign, non-illuminated, and located on the property.
4. There shall be no indication of offensive noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line.

5. Materials and equipment shall be stored in an enclosed building or screened area. However vehicles for sale may be kept outside as long as not stored in the right of way of State highway 60.
6. That all waste fluids are disposed of according to County and Minnesota State Pollution Control Agency standards.
7. This Conditional Use Permit shall be effective for a five year period (September 28, 2015) after which it will be reviewed by the Blue Earth Planning Commission and County Board.

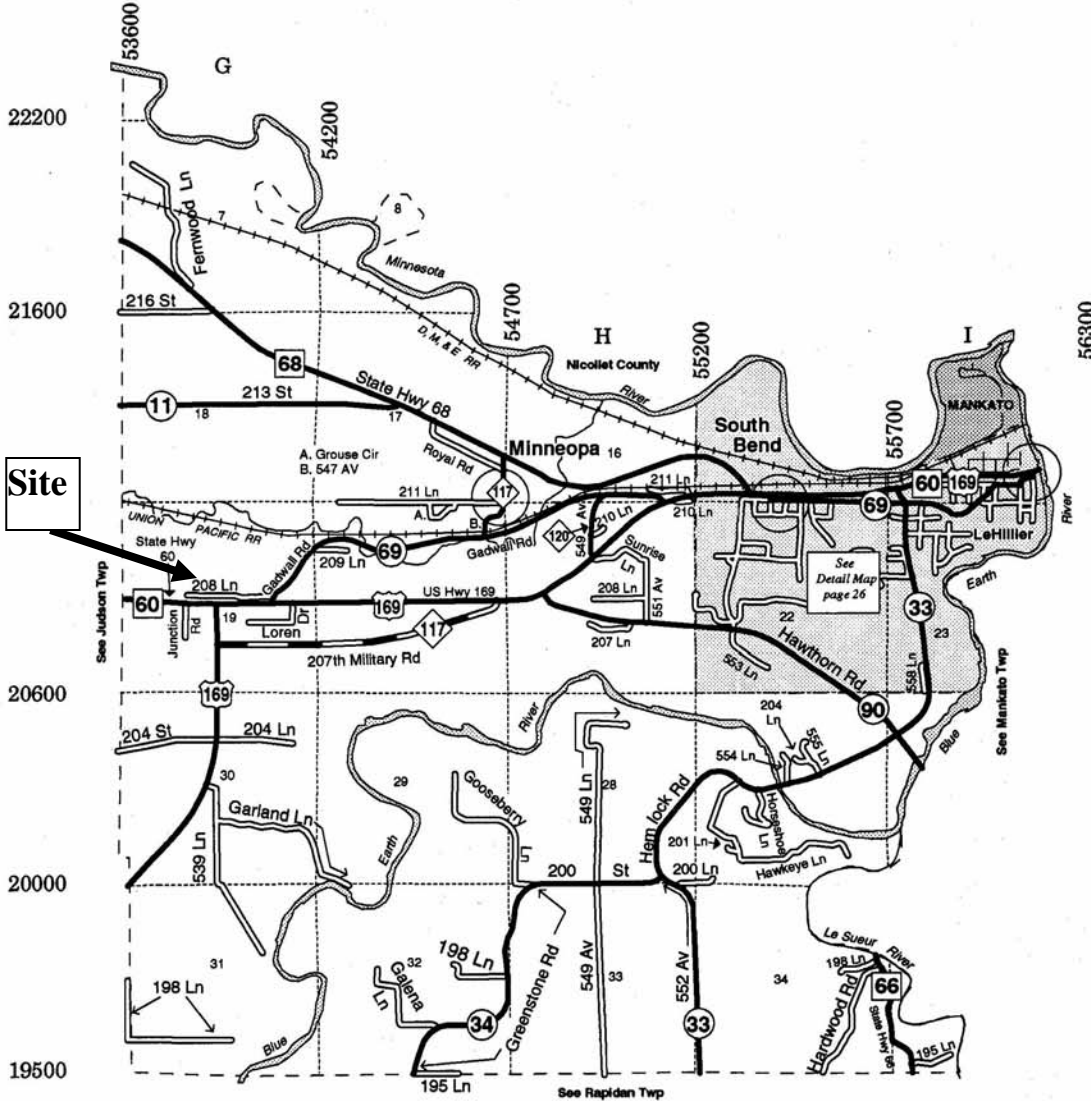
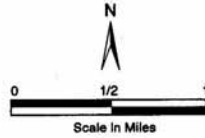
**Attachments**

- A-1 General Site Location
- A-2 Site Map
- A-3 Business Plan and Shop Floor Plans
- A-4 Environmental Health Comments

**Attachment A-1  
General Location Map**

# South Bend

**T 108 N - R 27 W**

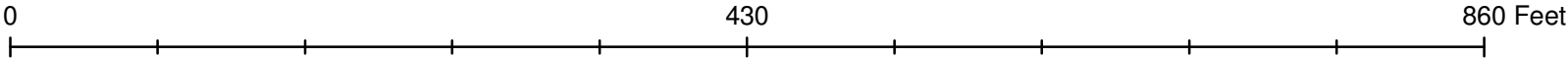


	U.S. Highway		Township Road
	State Highway		Railroad
	County State Aid Highway		Section Line
	County Road		Township Boundary

Zuehlke/Kuiper PC 18-10



208th Ln





**BUSINESS PLAN**

**NICK'S CAR CARE LLC.**  
*Nicholas Zuehlke*

**July 25, 2010**



# BUSINESS PLAN

## SECTION 1: THE BUSINESS PROFILE

### Description of My Business

I am planning on performing full automotive repair. This will include major and minor engine repair, transmission repair, brake service, oil changes, air conditioning, and front end work. This will include all makes and models of vehicles. Currently I work another job, and I am planning on being there in the evenings from 6p.m. to approximately 10p.m. I am planning on working weekends as needed. As the customer base grows, I will expand hours to 7a.m. and 6p.m. (could be till 10p.m. if needed to meet customer demands). As the business grows, I am looking at adding up to 4 employees (this will include both office and shop employees). I would also like to possibly be able to put up to 4 cars out front for sale in the future.

### Targeted Market and Customers

I am looking at targeting anyone who needs to have repairs to their vehicles.

### Growth Trends In This Business

I think the growth trend for the auto repair business is growing, I think people are repairing their cars instead of replacing them.

### Pricing Power

I think that with having low overhead I will be able to keep my prices competitive. I think that with using reputable parts, customers will be getting the quality they are paying for.

# **BUSINESS PLAN**

## **SECTION 2: THE VISION AND THE PEOPLE**

I think that with my 15 years of professional experience, that I possess the skills needed to be successful in my business. I have had a long-term desire to be in business full time for myself and to utilize my knowledge. I am passionately committed to my new business and have the realism to make inevitable hard choices.

### **THE PEOPLE**

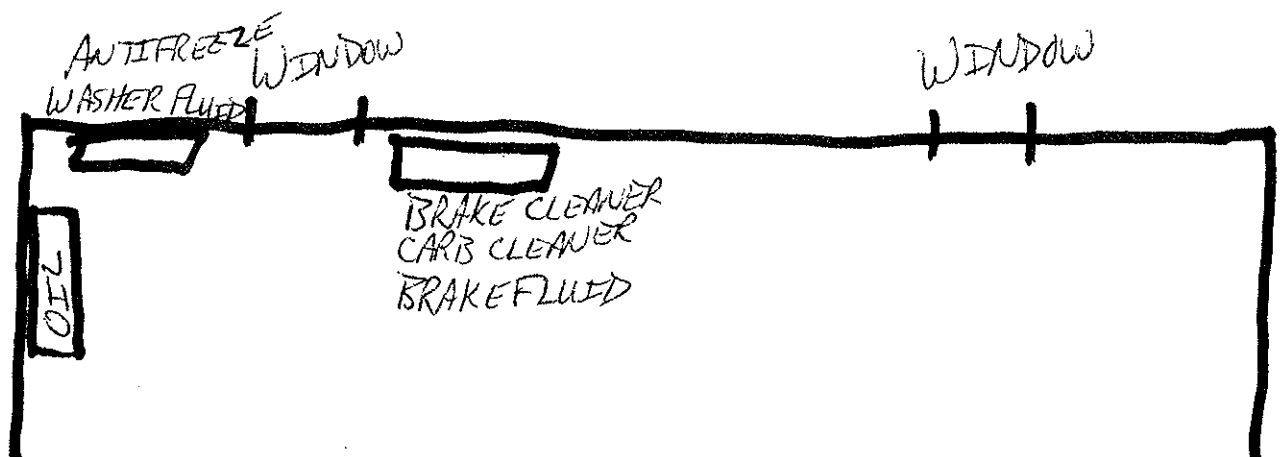
#### **Work Experience Related to My Intended Business**

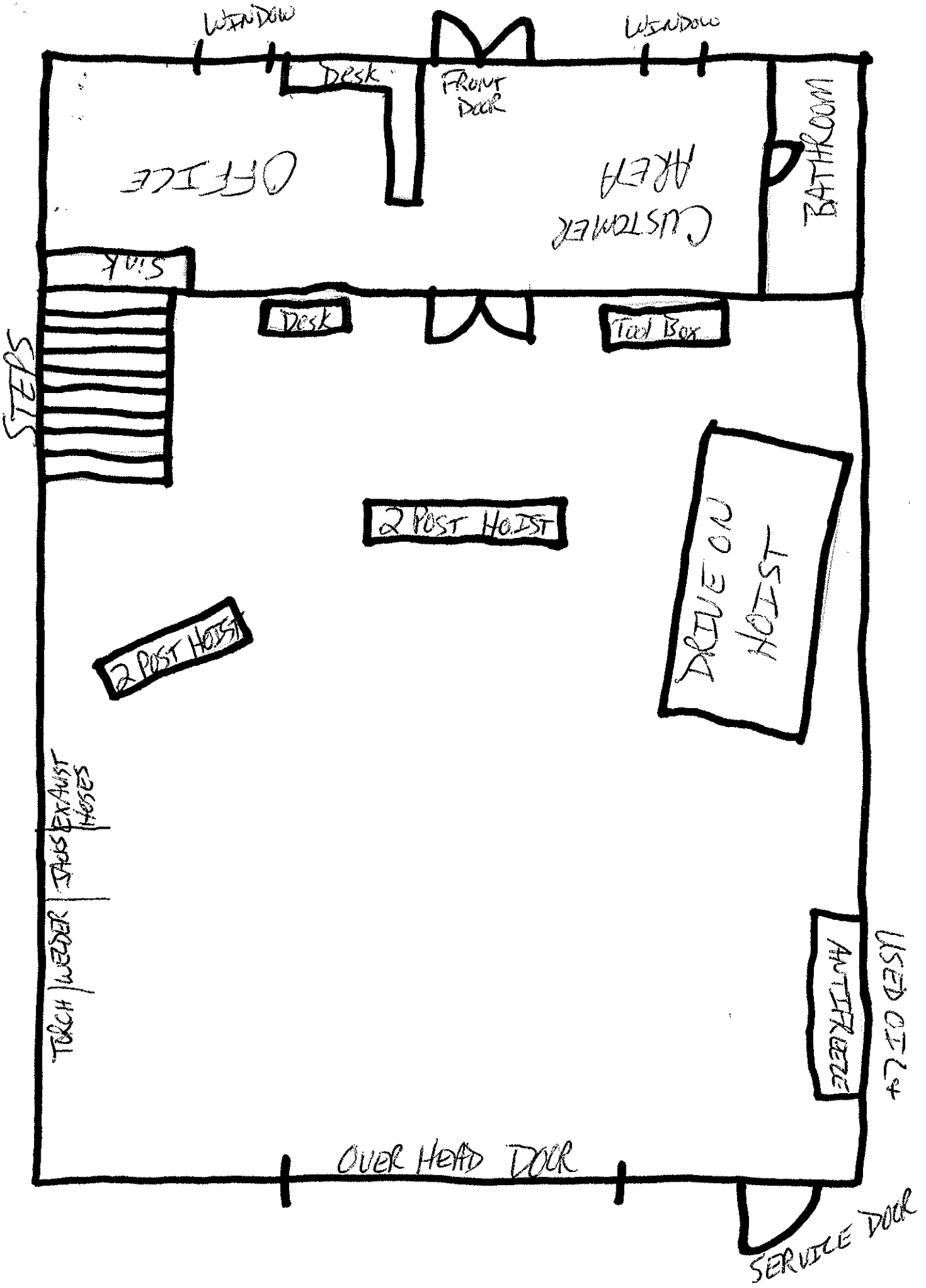
In my 15 years I have worked at Tires Plus, started as a tire changer, progressed my way to being an auto technician. I then progressed onto CarX, Tire Associates, and currently at Christensen Tire.

#### **Personal Background and Education Credentials**

I have grown up on a farm, 12 miles from any town, if something broke, we had to fix it or pay an expensive towing bill. I have done lots of demolition cars and race cars over the years. That is where I have had all my hands on learning. I have had various training and classes over the years to help keep up on the ever changing vehicle trends. I am currently Master ASE certified, and also have my Service Consultant Certification, and my Undercar Specialist Certification.

Floor Plan - 2<sup>nd</sup> Floor





**Blue Earth County Environmental Services Department  
Land Use and Natural Resources Section  
Post Office Box 3566  
Mankato, Minnesota 56002-3566  
Telephone: (507) 304-4381**

## **Environmental Health Review**

August 20, 2010

R50.08.19.200.009

**Nick Zuehlke and Brady Kuiper-** Conditional Use Permit to operate a Auto Sales and Service Business in the Highway Business Zoned District in the SW ¼ of the NE ¼ of Section 19, South Bend Township.

**General:** The business plan as submitted indicates a very small amount of potential use from the well and into the septic. There are aspects of any type of automotive/engine repair business that may impact the environment and precautions must be made.

**Septic System:** A system alteration was done in 2006 to include the building in question. This building and the neighboring building that houses Peak Performance share a single septic system. This system was issued a certificate of compliance in 2006 for the entire system. This would be valid until 2011 without required inspection. With the proposed use of this system in combination with the use from the other business on the system, the combination is at a design flow lower than what was installed. If there are significant changes to the operation of either business, there may be need to alter the drainfield at that time.

**Water Wells:** This property is serviced by a well that should be regulated by the Minnesota Department of Health as a non-community public water supply. This well was removed from the registry in approximately 1998 and should be reestablished on the MDH list of wells.

There is no record of the well construction in the County or State listings.

**Wetlands:** There are no apparent wetlands on this property.

***Environmental Health Conditions That Need To Be Address As Conditions In C.U.P.: None***

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