

City of Foley
Variance
Findings & Order

Date: 1/11/16

Applicant: Silt Sock

Variance Requested: For Parking

1. Are there exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district?

Yes No

Why or why not: LARGER Percentage of Storage of the Bulk of its
manufactured Product

2. Were the exceptional circumstances created by someone other than the property owner?

Yes No

Why or why not: there are 2 interpretations of the ordinance
for PARKING Requirements; utilities easment on EAST
side of Property; wet LAD to northwest;

3. Without the variance is the owner deprived of a reasonable use of the property?

Yes No

Why or why not: with out the variance the lot size would be
so Restrictive Relative to the size of the Building needed

4. Is the hardship more than economic (are there more reasons than saving money for the requested variance)?

Yes No

Why or why not: Reasons 1 2 + 3 Above As listed

5. Granting the variance will not alter the essential character of the neighborhood?

Yes No

Why or why not: this is an industrial park which will not be altered

6. Does the proposed variance meet the spirit and intent of the Zoning Ordinance and the Comprehensive Plan?

Yes No

Why or why not: will allow for industrial development and meet the requirements of the comprehensive plan

IF ALL OF THE ANSWERS ARE "YES", THE CRITERIA FOR GRANTING A VARIANCE HAVE BEEN MET.

❖ Facts supporting the answer to each question above are hereby certified to be the Findings.

THE FOLEY PLANNING COMMISSION RECOMMENDS THE VARIANCE:

Approved Not Approved

1/11/16
Date

[Signature]
Chair, Foley Planning Commission

Date of Public Hearing: _____ Time: _____

Results: _____

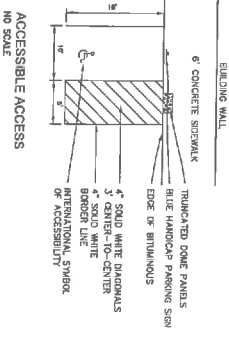
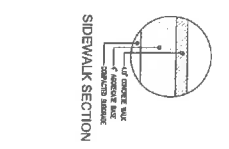
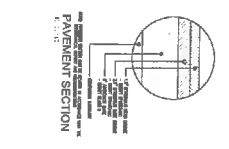
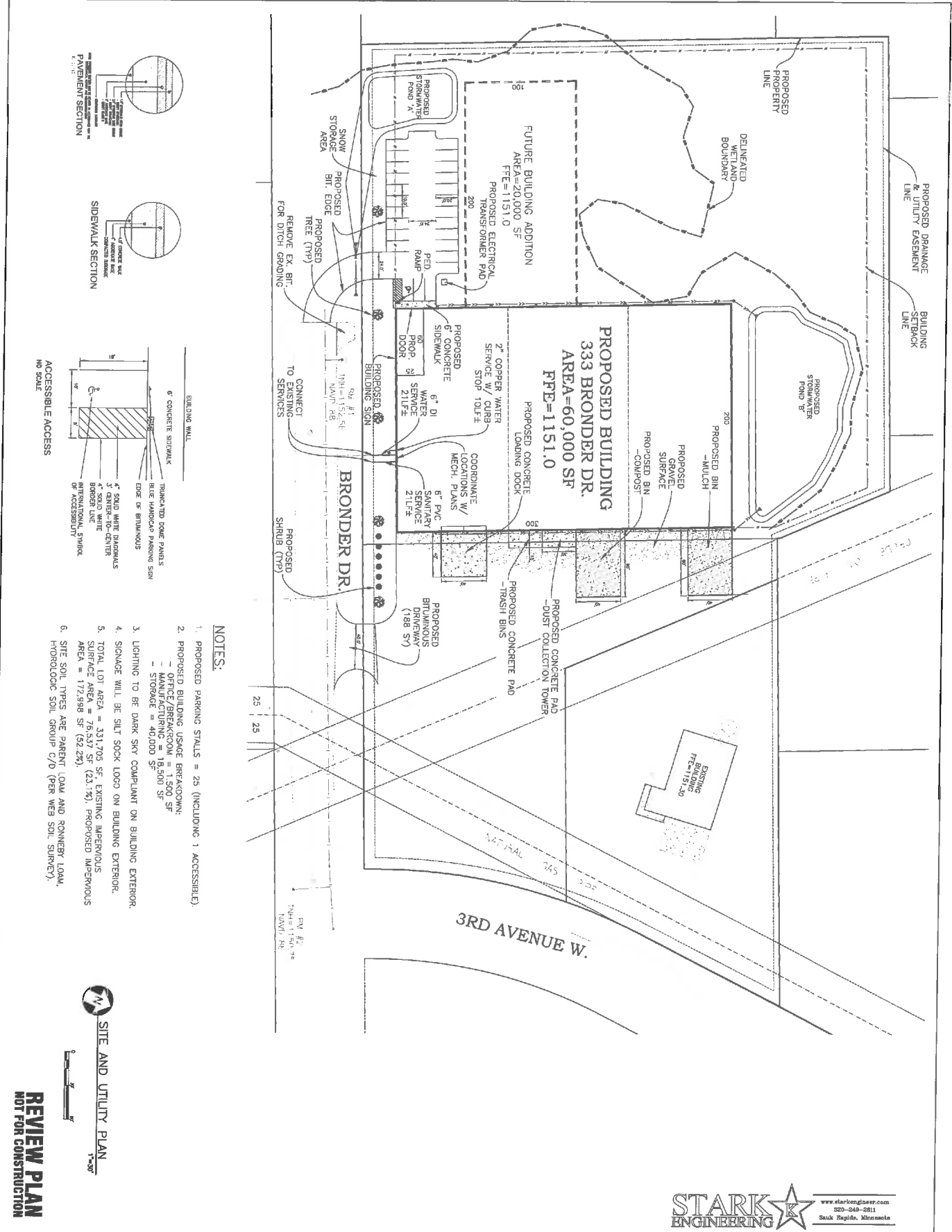
THE FOLEY CITY COUNCIL DETERMINES THE VARIANCE:

Approved Not Approved

The following conditions to be imposed on the property to insure compliance and to protect adjacent properties and the public interest:

Date

Mayor



- NOTES:**
1. PROPOSED PARKING STALLS = 25 (INCLUDING 1 ACCESSIBLE).
 2. PROPOSED BUILDING USAGE BREAKDOWN:
 - OFFICE/BREAKROOM = 1,500 SF
 - STORAGE = 40,000 SF
 3. LIGHTING WILL BE DARK SKY COMPLIANT ON BUILDING EXTERIOR.
 4. SIGNAGE WILL BE SILT SOCK LOGO ON BUILDING EXTERIOR.
 5. TOTAL LOT AREA = 331,705 SF. EXISTING IMPERVIOUS SURFACE AREA = 76,537 SF (23.1%). PROPOSED IMPERVIOUS AREA = 172,988 SF (52.2%).
 6. SITE SOIL TYPES ARE PARENT LOAM AND ROUNDER LOAM. HYDROLOGIC SOIL GROUP C/D (PER WEB SOIL SURVEY).



REVIEW PLAN
NOT FOR CONSTRUCTION

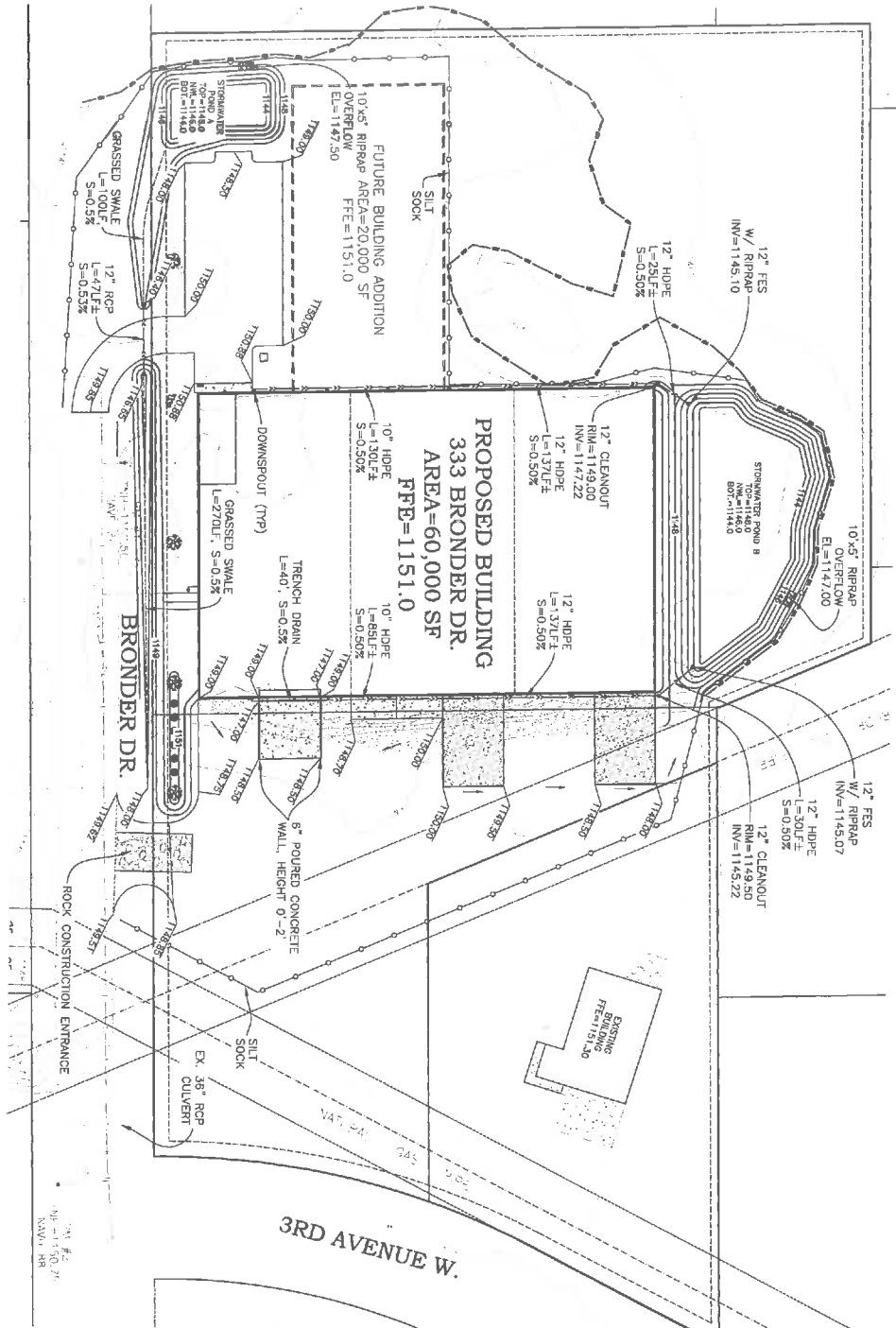
STARK ENGINEERING
www.starkeng.com
320-848-2811
Stark Rapids, Minnesota

NO.	DATE	REVISION
1	11/17/2011	ISSUED FOR CITY REVIEW
2	11/27/2012	ISSUED FOR CITY REVIEW

Project No.: 12-013
Date: 11-17-11
Scale: AS SHOWN
Checked By: [Signature]

PROPOSED BUILDING SITE
SILT SOCK INC.
333 BRONDER DRIVE
FOLEY, MINNESOTA

SITE AND UTILITY PLAN



3RD AVENUE W.

BRONDER DR.



GRADING PLAN

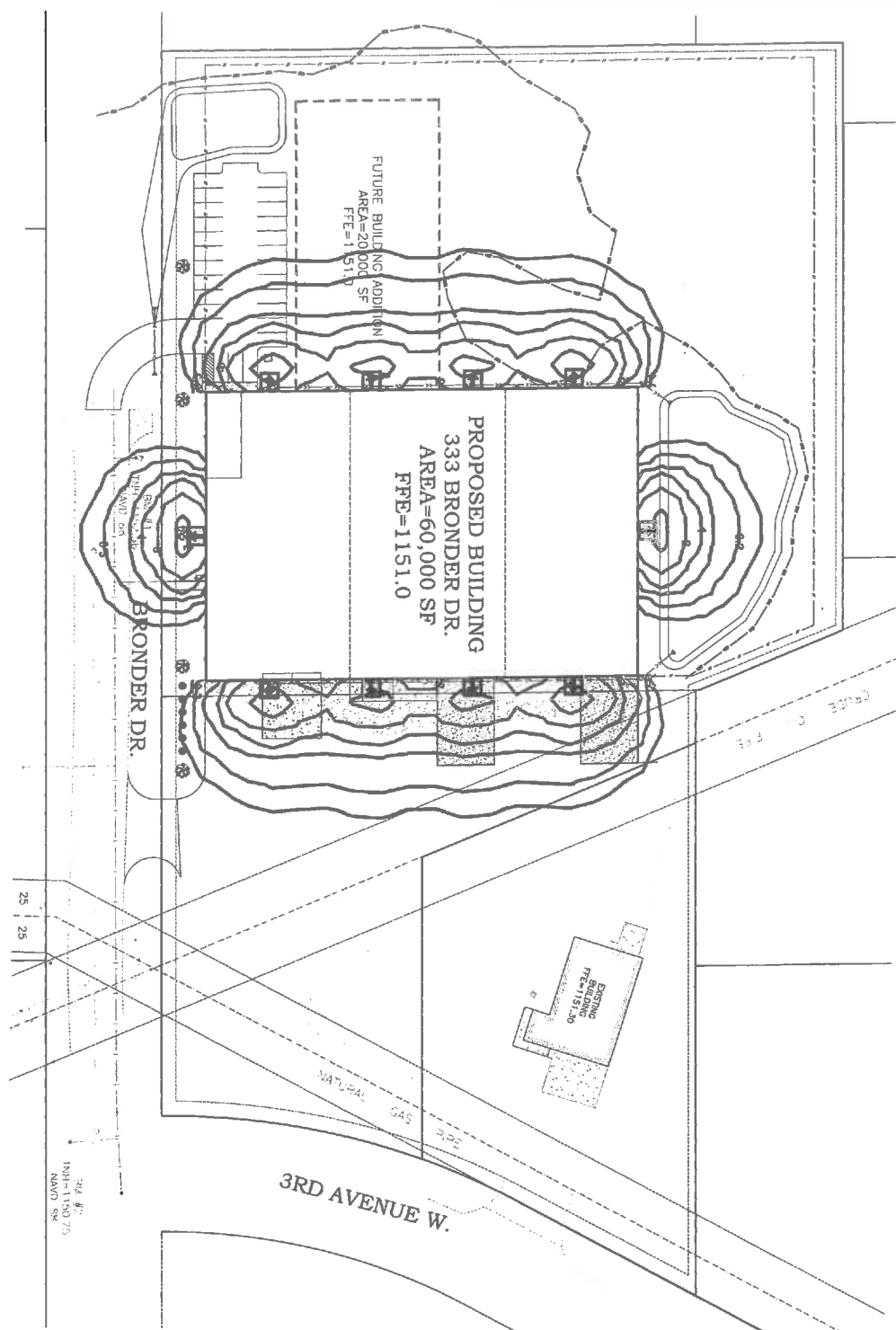
1"=50'

REVIEW PLAN
NOT FOR CONSTRUCTION

STARK ENGINEERING
www.starkengineer.com
305-244-2811
Stark Bayda, Minnesota

NO.	DATE	REVISION
1	1/11/2011	ISSUED FOR CITY REVIEW
1	1/12/2011	REVISED FOR CITY REVIEW

PROPOSED BUILDING SITE
SILT SOCK INC.
333 BRONDER DRIVE
FOLEY, MINNESOTA





 SITE LIGHTING PLAN

 1"=50'

REVIEW PLAN

 NOT FOR CONSTRUCTION

STARK ENGINEERING

 www.starkengr.com

 509-349-2511

 Bank Rapids, Minnesota

REVISIONS		
No.	Date	Action

SITE LIGHTING PLAN

PROPOSED BUILDING SITE

 SILT SOCK INC.

 333 BRONDER DRIVE

 FOLEY, MINNESOTA

Project No. 15-13

 Date 2-2-13

 Drawn By: SEB

 Checked By: SEB

ALL CITY ENGINEERING

 1150 1/2 W. 13th St.

 Sault Ste. Marie, MI 49783

 Phone: (507) 251-2441

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