

2021-007344

# AITKIN COUNTY ZONING

PERMIT NUMBER 46228C

PARCEL NUMBER 07-D-068101

Location SW NE  
Lot Block Gov't. Lot Section Twp. Rge.

Issued July 19, 2021 To Donovan McCain

Nature of Authorization Conditional Use Permit to construct a 259 foot telecommunications tower with 2 conditions. (see attached)

New Construction \_\_\_\_\_ Alteration \_\_\_\_\_

Sewer Installation \_\_\_\_\_

Flood Plain and Lowest Floor Elev. \_\_\_\_\_

**NOTE:**

This permit must be posted in a conspicuous place on premises on which work is to be done and remain until work has been completed and inspected.

This permit expires one year from date of issuance  
**NOT TRANSFERABLE**

S. Wickwech  
ZONING ADMINISTRATOR

**No Portion of any Sewage Disposal System shall be Covered Prior to Inspection.**

### Conditions for Application # 2021-007344

1. Must comply with all local, state and federal regulations that pertain to this type of application.
2. Tower lighting must comply in accordance with letter from FAA.

**NOTICE OF DECISION for**

STATE OF MINNESOTA  
COUNTY OF AITKIN

AITKIN COUNTY PLANNING COMMISSION  
CONDITIONAL /INTERIM USE PERMIT (CUP/IUP)

IN THE MATTER OF APPLICATION NUMBER: 2021-007344

(CUP) IUP                      Denied                      or                      (Approved)                      (Circle One)

APPLICANT OR AUTHORIZED REPRESENTATIVE:

NAME: Donovan McCain

MAILING ADDRESS: 720 Main Street Suite 200

CITY, STATE, ZIP: St. Paul, mn 55118

The above entitled matter came to be heard before the Planning Commission on the 19 day of July 20 21, on a petition for a (CUP) IUP pursuant to the Aitkin County Zoning Ordinance, for the following described parcel of land: SW NE, section 31, Township 46, Range 27, Aitkin County, Minnesota.

It is ordered that a (CUP) IUP BE granted upon the following conditions or reasons, if any:

**FINDINGS OF FACTS or CONDITIONS (if any)  
WILL BE FORTHCOMING ON THE RECORDING DOCUMENT**

DATED THIS 19 DAY OF July 20 21.

[Signature]  
Chairperson of the Planning Commission or  
Authorized Representative

Applicant or Authorized Representative acknowledges receipt of this document.

[Signature]  
Signature of Applicant or Authorized Representative

THIS INSTRUMENT WAS DRAFTED BY:  
AITKIN COUNTY ZONING ADMINISTRATOR  
COURTHOUSE  
AITKIN, MINNESOTA 56431

Appeal of this decision shall be by  
Writ of Certiorari to the Minnesota  
Court of Appeals within 30 days of  
the Planning Commission's decision.

County Copy – White

Applicant Copy – Yellow

**CONDITIONAL USE/INTERIM USE CRITERIA/FINDINGS OF FACT**

APP# 2021-007344  
 APPLICANT Donavan McCain 259 DATE July 19, 2021  
 CUP/IUP REQUEST to construct a 259 foot telecommunications tower  
 ADDITIONAL CONDITIONS: \*Must adhere to all Local, State and Federal Rules when applicable, \_\_\_\_\_

	Dave	Charlie	Steve	Dennise	Anne
1. The proposed use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity, nor impair property values within the surrounding neighborhood.	Y	Y	Y	Y	Y
2. The proposed use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.	Y	Y	Y	Y	Y
3. The location and character of the proposed use are considered to be consistent with a desirable pattern of development for the locality in general.	Y	Y	Y	Y	Y
4. The proposed use conforms to the comprehensive land use for the County.	Y	Y	Y	Y	Y
5. Proper notice has been given to those people required under Minnesota Statutes, Chapter 394, of the proposed use and of the hearing before the Planning Commission.	Y	Y	Y	Y	Y
6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.	Y	Y	Y	Y	Y
7. The proposed use is not injurious to the public health, safety and general welfare.	Y	Y	Y	Y	Y

Special conditions found by the Planning Commission 2 Conditions  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If all answers are **"Yes"** by a majority of the Planning Commission, the criteria for granting the Conditional Use Permit have been met.

DATE July 19, 2021

APPROVED [Signature] DENIED \_\_\_\_\_  
 CHAIRPERSON PLANNING COMMISSION