



# City of Wells

125 South Broadway Wells, MN 56097 Phone: 507-553-6371 Fax: 507-553-5126  
cityhall@cityofwells.net



Ron Gaines, Mayor  
Robin Leslie, City Administrator  
www.cityofwells.net

Council Members:  
John P. Herman David Braun  
Whitney Warmka Steve Burns

Council Member Warmka introduced the following resolution and moved for its adoption:

## CITY OF WELLS RESOLUTION NO. 2015-17

### A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO OPERATE A MEAT FINISHING BUSINESS AT 115 N BROADWAY

**WHEREAS**, WFP Land LLC, owner of 115 N Broadway, also described as Leland & Andrews' Addition Block 10, 1 thru 8 & Vac Street (Parcel ID Number(s): 30.426.1810, 30.426.1610, 30.009.0470, 30.009.0400) requested a conditional use permit to operate a meat finishing business at said property in the General Industrial District (I-1) under Wells Municipal Code Sections 152.097 and 152.162-152.163; and

**WHEREAS**, the Planning & Zoning Commission, at a duly noticed public hearing on April 20, 2015, heard from the petitioner's representative and heard comments from all interested parties wishing to speak at the hearing; and

**WHEREAS**, the Planning & Zoning Commission reviewed the request and found that: (a) the use is compatible with the uses in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity; (b) that the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area; (c) that adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided; (d) that adequate measures have been taken or will be taken to provide sufficient off-street parking and loading space to serve the proposed use; (e) 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 a manner that no disturbance to neighboring property will result; and

**WHEREAS**, the Planning & Zoning Commission recommended approval with the following conditions: 1) screening of the parking areas on 2<sup>nd</sup> Street NE be provided and the middle driveway on 2<sup>nd</sup> Street NE not be used as an exit at night; 2) animal slaughter is not permitted at this site; and 3) petitioner agrees to a "Major Contributing Industry Treatment Agreement" for their wastewater that is satisfactory to both the City of Wells and the Tri-City Sewer Board; and

**WHEREAS**, the City Council reviewed the request and the Planning & Zoning Commission's recommendation at a duly noticed regular meeting on April 27, 2015 and found that the request will not be detrimental to the health, safety, and general welfare of the city of Wells and its residents and meets the requirements of Wells Municipal Code Sections 152.097 and 152.162-152.163 if subject to the recommended conditions.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Wells, Minnesota that the conditional use permit to operate a meat finishing business at 115 N Broadway, Wells, MN is hereby approved subject to the following conditions: 1) screening of the parking areas on 2<sup>nd</sup> Street NE be provided and the middle driveway on 2<sup>nd</sup> Street NE not be used as an exit at night; 2) animal slaughter is not permitted at this

site; and 3) petitioner agrees to a "Major Contributing Industry Treatment Agreement" for their wastewater that is satisfactory to both the City of Wells and the Tri-City Sewer Board.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member Braun and upon vote being taken thereon, the following voted in favor:

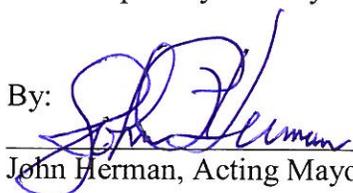
Braun, Burns, Herman, Warmka

and the following voted against the same:

None

Whereupon said resolution was declared duly passed and adopted by the City Council of the City of Wells, on April 27, 2015.

By:

  
\_\_\_\_\_  
John Herman, Acting Mayor

Attest:

  
\_\_\_\_\_  
Robin Leslie, City Administrator

SEAL

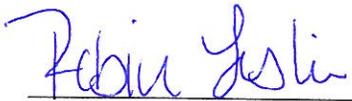
CERTIFICATION

STATE OF MINNESOTA

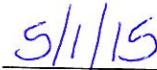
SS

COUNTY OF FARIBAULT

I, Robin Leslie, duly appointed and qualified City Administrator/Clerk/Treasurer of the City of Wells, Minnesota, and keeper of the records of the City do hereby certify that the foregoing Resolution is a true and correct copy of a Resolution presented to and adopted by the City Council of Wells, Minnesota at a meeting therefore held in the City of Wells, Minnesota, on the 27<sup>th</sup> day of April, 2015, as disclosed by the records of said City in my possession.



Robin Leslie, City Administrator



Date

(SEAL)