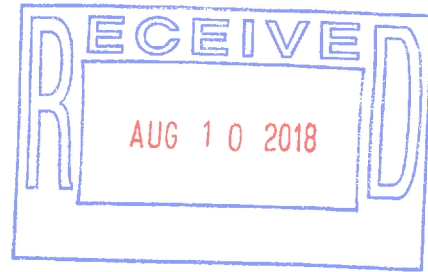


August 9, 2018

City of Medina Planning and Zoning Department
2052 County Rd 24
Medina, MN 55340



Dear Committee Members:

My name is Bob Griffin. I am a resident of 2820 County Rd 24. The 2820 property has our home, a horse barn, pastures, and a shed located on its approx. 30 acres.

I am seeking a CUP (Conditional Use Permit) to replace a 30 year old shed that is on the 2820 property that is in poor condition which is used for farm/barn equipment and general property maintenance equipment. The contents of this shed have been (generally): tractor and tractor attachments, riding ring rake, ladders, rakes/shovels, walking lawn mower, 4 wheeler, and the like... these items are an essential part of our property. This shed is critical in keeping our equipment in good working condition, keeping our equipment safe, and keeping our land and equipment organized, clean, and pleasant in view to both our family and visitors.

The current shed is approximately 20x24 and we would like to expand it to 36x40. First, the reason for the size increase. Today we have the shed loaded to full capacity by carefully maneuvering needed equipment to fit in the space. It becomes a jig saw puzzle to put equipment into the shed. This causes tremendous extra work in loading and unloading the shed that we need for the various tasks we undertake. Further, due to its current size, we leave the manure spreader, trailers, wood splitter, Bobcat attachments, etc.. outside where weather plays havoc with their condition and operation (not to mention its looks poor having this equipment lying around the property). We plan on the extra space in this new shed to allow us to organize easier, work easier, protect all our equipment better, and provide an indoor maintenance space for the equipment. Secondly, the materials of the current shed is wood with a concrete floor. Time, weather, and use have caused severe deterioration of the current structure. As such, we are worried that it may become unusable at a perilous time and thus want to get ahead of any foreseeable problems that may occur because of its condition and age. The new shed would be wood posts and metal frame/roof with a concrete floor. We also intend to insulate and heat this new shed to allow it to be a comfortable working 12 month shed.

The reason we are applying for a CUP relates to increased size of this new shed Vs the current shed. As mentioned, on our property we have a horse barn. This 9 stall barn is approximately 4320 sq. feet. The new shed at 36x40 is (1440 sq. ft) so we now have 5760 sq. ft of structures and an overage of 760 sq. ft to the Media City limit of secondary structures on a home owners property. The barn is also 30+ years old and cannot accommodate the equipment we have in the shed safely or practically. It would be financially onerous to try and re-configure the barn to accommodate this equipment. We are also worried about the horses/animals if we house some of the equipment in the barn. We just don't have a configured barn to accommodate this equipment reasonably. We do have a garage for our large horse trailer in the barn but the other equipment would be in stalls and aisles and is not preferred.

Our intention is to make the appearance of the new shed similar in color to the barn. The existing gravel road, riding ring, etc... will not be affected due to the fact the location of the new shed will be directly in place of the old shed.

We greatly appreciate the opportunity to obtain a CUP for this project. With no impact to the current makeup of the property due to the shed location, the care we are taking in appearance and quality of the building which will be safe and add value to the land, and the needed uses of the shed for the quality and safety of the property and our equipment, we hope you can approve so we can move forward with construction this fall.

Very kind regards,

A handwritten signature in black ink, appearing to read 'Bob Griffin', with a stylized flourish extending from the end.

Bob Griffin
Home owner
612.991.4653