

# Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

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**To:** Planning Commission  
**From:** Land Use Management  
**Meeting Date:** January 9, 2016  
**Report date:** September 12, 2016

**PUBLIC HEARING: Amundson CUP:** Request for a Conditional Use Permit (CUP) to operate Green Edge Lawn service and Spring-Green Lawn Care business in an A1 district.

### **Application Information:**

Applicant(s): Marty Amundson  
Address of zoning request: 41396 County 4 Blvd Zumbrota MN 55992  
PID: 47.011.0700  
Short Legal Description: Part of the SE ¼ of NW ¼, Sect 11 Twp 110 Range 15  
Township Information: Zumbrota has acknowledged the request and offered no comments.

### **Attachments:**

Description of Business Use from Applicant  
Site Maps identifying Existing and Proposed Business Facilities  
Goodhue County Zoning Ordinance: Article 21 (A-1 Zone District Regulations) and Article 11 (Performance Standards) - <http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

### **Background:**

Current owners are requesting a CUP for Green Edge Lawn service and Spring-Green Lawn Care and expand the business with a new office building.

The property is a 10 acre parcel adjacent to County 4 Blvd. Existing access to dwelling and the business is provided by a driveway access from County 4 Blvd.

*Green Edge Lawn* is primarily lawn mowing, yard clean up and snow removal and *Spring-Green Lawn Care* primarily focuses on lawn care with fertilization, weed control, lawn aeration and mosquito reduction. As a business that provides lawn care these businesses generally qualify as a "business primarily intended to serve the agricultural community" or could be considered a Home Occupation;

*The following home occupations shall require an interim use permit when operated in any agricultural district.*

- A. Home occupations employing more than one (1) non-resident employee on the premises.*
- B. Home occupations carried on in an accessory building greater than 2200 of gross floor area feet on lots up to 2 acres or 3400 of gross floor area for lots 2 acres or greater.*

The applicant has indicated that wastewater treatment will be developed prior to a building permit application for the new building. Plenty of site area exists for an on-site sub-surface wastewater treatment system and for any storm water ponding areas or other related improvements.

**Actions for consideration:**

Staff recommendation is based on the review of the submission and project area prior to the public hearing. The following should be edited to reflect any concerns raised at the PAC meeting and public hearing:

**Draft Findings of Fact to support approval:**

- A. The proposed use does not appear to be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values within the immediate vicinity.
- B. Green Edge Lawn service and Spring-Green Lawn Care has conducted business on the site since 2001, and does not appear to have impeded the normal and orderly development and improvement of the surrounding properties.
- C. Direct access to the site is provided by County 4 Blvd with connection to 410<sup>th</sup> Street (north of the site) and 420<sup>th</sup> Street (south of the site).
- D. Existing and proposed facilities conform with the off-street parking and loading requirements set forth in Goodhue County Zoning Ordinance, Article 11 (Performance Standards, Sections 15 and 16).
- E. The proposed expansion of Green Edge Lawn service and Spring-Green Lawn Care on the property located within the County's A-1 (Agricultural Protection Zone District) represents an appropriate conditionally permitted use as a "business intended to primarily serve the agricultural community".

**Staff Recommendation:**

**LUM Staff recommends the Planning Commission**

- **adopt the staff report into the record (dated December 30, 2016);**
- **adopt the findings of fact;**
- **accept the application, testimony, exhibits, and other evidence presented into the record; and**

**Recommend the County Board of Commissioners APPROVE**

The request for a Conditional Use Permit (CUP) to operate Green Edge Lawn service and Spring-Green Lawn Care business in an A1 district.; subject to the following conditions:

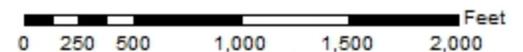
1. Conformance with plans and supporting information included with the Conditional Use Permit application submitted to Goodhue County Land Use Management Office,
2. Compliance with any applicable local, state and federal permits and/or licensing,
3. The applicant or their contractor shall submit a complete application for an on-site subsurface sewage treatment system needed to serve existing and proposed facilities in compliance with applicable County and State of Minnesota Wastewater Water Treatment rules and standards,
4. The owners will cooperate with inspections of the facility in coordination with Land Use staff.

The Planning Advisory Commission recommendation,  
At 41396 County 4 Blvd Zumbrota MN 55992, PID: 47.011.0700, Part of the SE ¼ of NW ¼, Sect 11  
Twp 110 Range 15 in Zumbrota Township.



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 to operate Green Edge Lawn service and  
 Spring-Green Lawn Care business in an A1 district.  
 41396 County 4 Blvd Zumbrota MN 55992,  
 PID 47.011.0700,  
 Part of the SE ¼ of NW ¼,  
 Sect 11 Twp 110 Range 15,  
 Zumbrota township.

- Legend**
- Stream Center Line**
  - STATUS**
  - Intermittent
  - Protected
  - Tax Parcel
  - Section Line
  - Road
  - 2014 Feedlot parcel
  - Municipal Boundaries
  - Dwelling Point
  - % Slope**
  - 20
  - 30
  - Shoreland



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2016 Aerial Imagery

Map Created 2016 Kate Eynok

RECEIVED

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

DEC 14 2016

Parcel # 470-11-0700

Permit Land Use Management

# 217-0001

PROPERTY OWNER INFORMATION

Last Name Amundson First Martin Email: \_\_\_\_\_  
 Street Address 41396 County 4 Blvd Phone \_\_\_\_\_  
 City Zumbrota State MN Zip 55992 Attach Legal Description as Exhibit "A"   
 Authorized Agent Phone \_\_\_\_\_  
 Mailing Address of Landowner: 41396 County 4 Blvd Zumbrota MN 55992  
 Mailing Address of Agent: \_\_\_\_\_

PROJECT INFORMATION

Site Address (if different than above): \_\_\_\_\_  
 Lot Size 10 Acres Structure Dimensions (if applicable) Up to 2000 Sqft 50x30 possibly  
 What is the conditional/interim use permit for? To build a office building that employees will work from Seasonally  
 Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized  
Currently working out of my Home need space to allow the farm and lawn care companies to have adequate space to function properly. Currently have employees on site so see no conflicts with nearby land uses, possible increase in traffic flow on County 4

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner [Signature] Date 12-12-16  
 Signature of Agent Authorized by Agent \_\_\_\_\_

TOWNSHIP INFORMATION

Township Zoning Permit Attached?  If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the variance request.

Signature [Signature] Title Clerk Date 12-13-16  
 Comments: \_\_\_\_\_

COUNTY SECTION COUNTY FEE \$350 RECEIPT # \_\_\_\_\_ DATE PAID \_\_\_\_\_

Applicant requests a variance from Article \_\_\_\_\_ Section \_\_\_\_\_ Subdivision \_\_\_\_\_ of the Goodhue County Zoning Ordinance  
 What is the formal wording of the request? \_\_\_\_\_  
 Shoreland \_\_\_\_\_ Lake/Stream Name \_\_\_\_\_ Zoning District \_\_\_\_\_  
 Date Received \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_ DNR Notice \_\_\_\_\_ City Notice \_\_\_\_\_  
 Action Taken: \_\_\_ Approve \_\_\_ Deny Conditions: \_\_\_\_\_

## GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

**APPLICANT FINDINGS OF FACT  
AND SUPPORTING INFORMATION REGARDING CONDITIONAL/INTERIM USE PERMIT**

1. In the foreseeable future could the use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or will the use substantially diminish and impair property values within the immediate vicinity. Please explain why or why not.

Believe No effect maybe will increase property value

2. Could the conditional/interim use permit impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area? Why or why not.

Don't think so! Currently all Ag land surrounds site for which I farm

3. Will adequate utilities, access roads, drainage and other necessary facilities be provided, or are they currently being provided. Please explain.

All are provided already since there was a temporary living structure there at one time

4. Will adequate measures be, or are they currently being, taken to provide sufficient off-street parking and loading space to serve the proposed use. Please describe.

This site is almost a quarter mile off Road so NO issue with using country for any purposes

5. Will adequate measures be, or are they currently being, taken 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. Please describe.

office Building will produce light and will be built with trees surrounding it to isolate the lights at night

12-13-16  
LH

Exhibit A

- PID 470110700  
 Zoning District: A1  
 The following information is required for a Site Plan:
1. Location, size and shape of any structures clearly distinguish between existing and proposed;
  2. Distances from structures to property lines;
  3. Distances between structures, porches and decks;
  4. All wells and sanitary sewer systems (including any abandoned) and the distance to nearby structures and the distance to nearby structures;
  5. The existing and intended use of the property;
  6. All landscape, screening, and fencing plans;

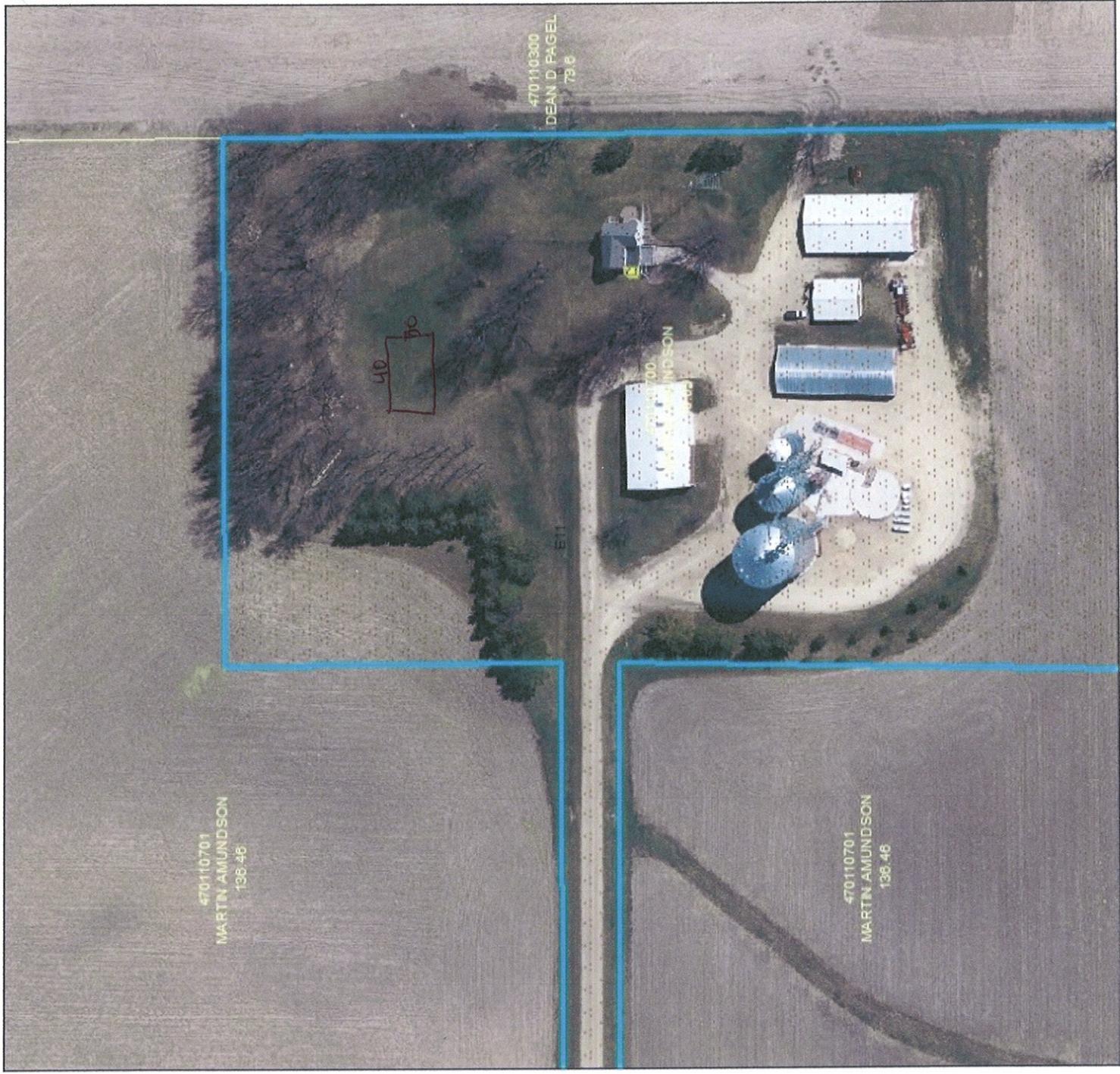
Upon review, projects may require other information

Stream Center Line

STATUS

Interment  
 Processed  
 Zoning Type  
 Tax Parcel  
 Section Line  
 Road  
 2014 Resub Parcels  
 Municipal Boundaries  
 Dwelling Foot  
 % Slope  
 20  
 30  
 Shoreline  
 Special Flood Hazard Area  
 FLD\_ZONE  
 0.2 PCT ANNUAL CHANCE FLOOD HAZARD  
 A  
 AE  
 AO  
 X  
 Goodhue\_Co\_2016.sid  
 RGB  
 Red: Band\_1  
 Green: Band\_2  
 Blue: Band\_3

0 30 60 120 180 240  
 Feet  
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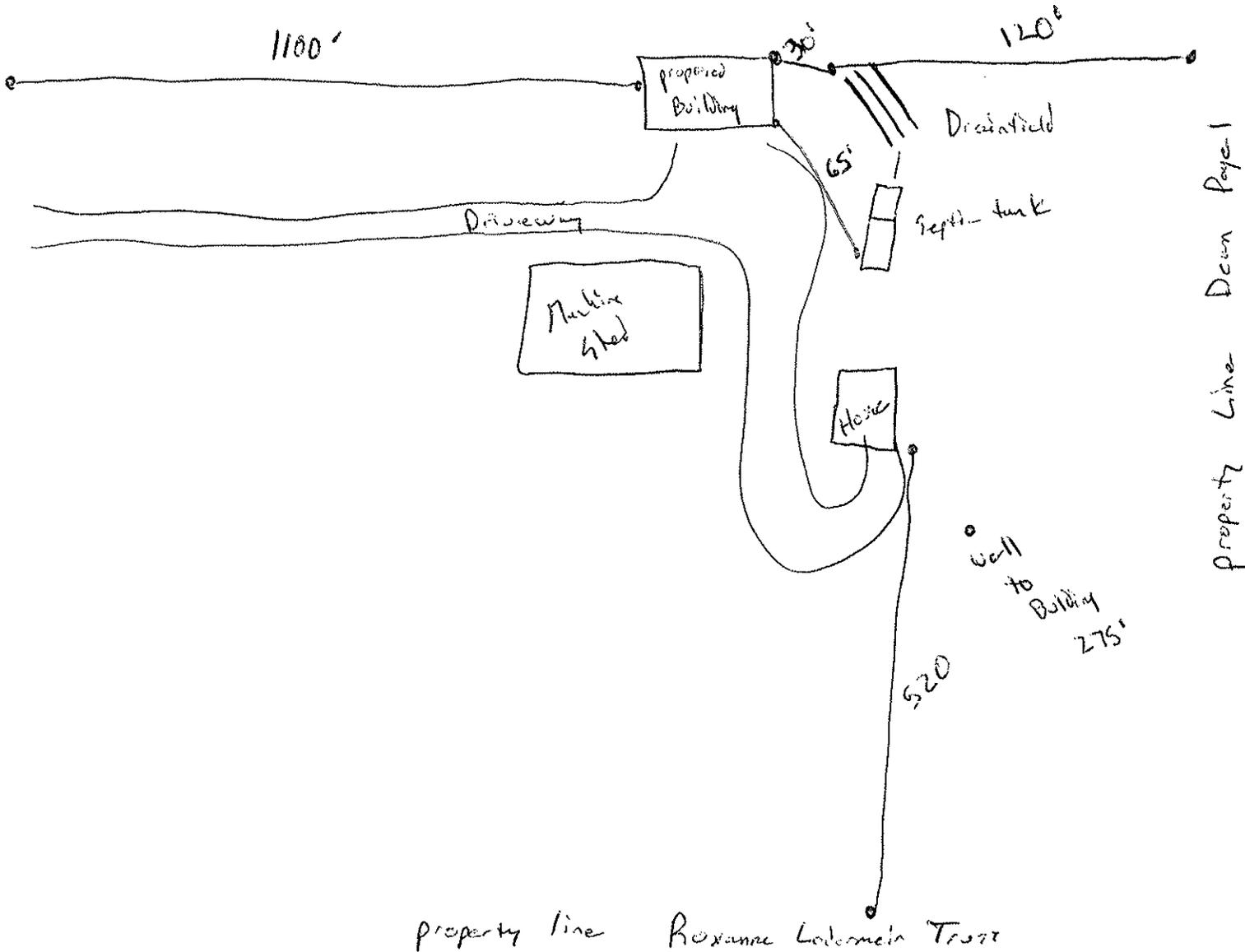


12-13-19  
 KATIE ELYNCK

# Site Plan

North farm field owned by Mary Ambrose

County 4 Block



- Must include the following information (if applicable):
- North arrow
  - Property lines
  - Dimensions of parcel
  - All buildings with dimensions
  - Distance
  - Proposed building(s) with dimensions and distances to property lines
  - Distance from proposed building(s) to well
  - Distance from proposed building(s) to septic system
  - Any natural feature(s) having an influence on the variance

12-13-16  
LH

Marty Amundson

I am a farmer first and foremost. I grow Corn and Soybeans and Custom harvest 2400 acres for family and friends. I also Custom dry corn on my farm. I also own two separate entities that provide lawn care to customers throughout the region. I have 1 office staff person that is on full time and 1 that is on only during the spring sales season.

Green Edge Lawn service is my baby that was started from the ground up. Green edge primarily does lawn mowing, yard clean up and snow removal. Green Edge has been in the current business structure since 2008 but was started in 2001 currently there is 4 people on payroll when the grass is growing and 3 on payroll during snow removal. Green Edge has been operating from the current property since it began.

Spring-Green Lawn Care is a franchise that was added to Green Edge in the spring 2016. Spring-green primarily focuses on lawn care with fertilization, weed control, lawn aeration and mosquito reduction. I have 8 licensed commercial pesticide applicators that apply products primarily on personal lawns and some commercial properties in the region. We also go one step further and take soils samples and make corrections to peoples lawns to provide better use of the products we apply that help our environment with less waste.

We have no retail sales and all employees are off site to work at customer locations during the day.

**From:** martin amundson  
**Sent:** Wednesday, December 21, 2016 9:27 AM  
**To:** Eiyneck, Kate  
**Subject:** Re: Getting started on your project

Will the public visit the site? No retail sales. So no public will be on site. No I don't foresee this in the future. Been doing this on site for 13 seasons and no public has been on site for really anything. This should not change.

Currently there is no storage of product or chemical. I use suppliers that deliver product as needed. What is held on site temporarily is stored in a machine shed east of grain bins. In the past I order as we need product. Everything in the past 13 years has come in bags and lawn chemical has come in 30 gallon drums.

*On Dec 21, 2016, at 9:14 AM, Eiyneck, Kate <[kate.eiyneck@co.goodhue.mn.us](mailto:kate.eiyneck@co.goodhue.mn.us)> wrote:*

*Marty,*

*Will the public visit your site? If not now, is that a possibility in the future?*

*Will you have any equipment or landscaping (rock, seed, chemical, etc.) storage on site, if so, where will the storage be located?*

**Kate Eiyneck**  
Zoning Assistant Goodhue County Land Use Management Department  
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