

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
May 16, 2022 MEETING MINUTES
DRAFT

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Pro Tem Richard Miller at the Goodhue County Government Center in Red Wing

Roll Call

Commissioners Present: Richard Nystuen, Tom Gale, Darwin Fox, Howard Stenerson (arrived 6:05PM), Richard Miller, and Todd Greseth.

Commissioners Absent: Carli Stark, Marc Huneke, and Chris Buck

Staff Present: Land Use Director Lisa Hanni, Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Patty Field.

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Gale to approve the meeting agenda.

Motion carried 5:0

2. Approval of Minutes

²Motion by Commissioner Gale; seconded by Commissioner Nystuen to approve the previous month's meeting minutes.

Motion carried 5:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

5. Public Hearings

PUBLIC HEARING: CUP Request for Kennel

Request for CUP, submitted by Mark and Kim Klamfoth (owners) to establish a kennel/dog boarding facility for up to 40 dogs within an existing structure. Parcel 34.024.0501. 29645 County 5 BLVD Red Wing, MN 55066. Part of the NW 1/4 of the SE 1/4 of Section 24 TWP 112 Range 14 in Hay Creek Township. A-2 Zoned District.

Pierret presented the staff report and attachments.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
May 16, 2022 MEETING MINUTES
DRAFT

Commissioner Nystuen asked what happens if they get a groomer or trainer and that puts them over the limit of 2 employees? Does the permit have to go back to the Planning Commission to get approval for more employees?

Pierret stated that yes, they would need to get CUP Amendment approval.

Commissioner Miller stated that a groomer or trainer would probably not be an employee, but a vendor.

Hanni stated that the number of employees is used for septic facility calculations and is indicative of the traffic coming through.

Commissioner Stenerson stated that things change where they may have more employees. Not sure why the number of employees is limited. The limit should be based off of the number of animals. That is how they do it on Feedlots.

Hanni stated employee numbers are used to account for traffic and septic needs.

Commissioner Stenerson stated that we are already limiting the number of animals, and that will have a direct effect on the number of employees needed.

Hanni stated we can add a condition that the Applicants need to work with Environmental Health if outside employees are hired.

Commissioner Stenerson said that since they are working with the public, it might be wise to think about what to do if a customer needs to use the restroom.

Chair Pro Tem Miller Opened the Public Hearing

Bradley Meyer (29400 County 2 Blvd. Red Wing) expressed concern regarding the structure being in a floodplain. He questioned where the dogs would go if there were 2 feet of water due to flooding?

Commissioner Stenerson stated staff checked the wetland and floodplain issues, and verified that the structure was elevated to the proper height.

Pierret confirmed staff used GIS contours to verify the structure was elevated at least one foot over the Base Flood Elevation. .

Commissioner Stenerson asked about the proposed holding tank and impacts a flood could have.

Pierret stated that the tank will be permitted by Environmental Health. They are proposing to install the tank outside of the floodplain and shoreland area.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
May 16, 2022 MEETING MINUTES
DRAFT

Commissioner Nystuen asked if fill had been brought in to get the structure height up to 795-feet?

Pierret stated this is an existing structure and it did not appear there was any fill brought in to elevate the building when it was constructed.

Bradley Meyer questioned the potential for noise. He stated he also has 2 silos that are at a higher elevation than this building and he had to have flood insurance.

Commissioner Miller stated that the noise impacts appear to be addressed in the proposal. Noise issues can be addressed in the future if there are problems.

Kim Klamfoth (Applicant) stated that she is not certain on the number of employees needed for the operation. The employees will probably be part-time, high school students. Her husband, daughter, and herself will live on the property and operate the kennel.

Commissioner Miller asked if striking the number of employees condition would be a problem for her?

Kim Klamfoth stated no.

Commissioner Stenerson asked how they are dealing with the traffic? How often will people be there?

Kim Klamfoth stated that the drop off and pick up times will be limited to two hours in the morning and two hours in the evening. There will be 3 parking spots and extra concrete to park on if needed. Maximum time to drop off or pick up a dog should be 10 minutes. There is ample room on the property so that no traffic backups would be expected.

Commissioner Stenerson asked if the business will be a daycare or boarding for owners on vacation.

Kim Klamfoth stated both.

After Chair Pro Tem Miller called three times for comments it was moved by Commissioner Fox and seconded by Commissioner Nystuen to close the Public Hearing.

Motion carried 6:0

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
May 16, 2022 MEETING MINUTES
DRAFT**

Commissioner Fox said that the number of employees condition should be removed. He doesn't want future temporary or permanent employee arrangements to affect the operation of the kennel.

Commissioner Stenerson asked staff if there are any suggestions of the wording to replace the condition on the number of employees.

Hanni stated that if the PAC gave staff a general idea of the wording, staff can work with Ben Hoyt in Environmental Health to put something together before the County Board meeting.

4It was moved by Commissioner Stenerson and seconded by Commissioner Fox for the Planning Advisory Commission to:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the request from Mark and Kim Klamfoth (owners) to establish a kennel/dog boarding facility for up to 40 dogs. Subject to the following conditions:

1. Kennel operations shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Kennel capacity shall not exceed 40 dogs;
3. On-street parking and loading shall be prohibited;
4. Applicants shall obtain Building Permit approvals for the accessory building change-of-use from the Goodhue County Land Use Management Department prior to establishing the use;
5. Applicants shall work with Goodhue County Environmental Health to obtain any required well and septic permits;
6. Applicants shall work with Goodhue County Environmental Health to comply with septic requirements if outside employees are hired;
7. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, Section 26, Kennels and Article 22 A2, General Agriculture District;
8. Compliance with all necessary state and federal registrations, permits, licensing, and regulations.

Motion carried 6:0

Other Discussion

Commissioner Gale questioned whether the PAC was requiring the Applicants to install restroom facilities under the new condition.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
May 16, 2022 MEETING MINUTES
DRAFT

Commissioner Stenerson stated the Applicants will not be required to install bathroom facilities at this time but if their business changes in the future this condition will account for any necessary septic requirements.

Hanni stated staff will work with Ben Hoyt with Environmental Health on this matter. At this time staff is not sure if there are specific restrictions regarding outside employees and restroom facilities.

5ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Nystuen to adjourn the Planning Commission Meeting at 6:37 p.m.

Motion carried 6:0

Respectfully Submitted,

Patty Field, Zoning Administrative Assistant

MOTIONS

¹APPROVE the PAC meeting agenda.

Motion carried 5:0

²APPROVE the previous month's meeting minutes.

Motion carried 5:0

³Motion to close the Public Hearing

Motion carried 6:0

⁴Recommend the County Board of Commissioners APPROVE the request for Kennel/Dog Boarding Facility.

Motion carried 6:0

⁵ADJOURN. Motion to adjourn the meeting

Motion carried 6:0

UNOFFICIAL UNTIL APPROVED BY THE PAC