



# GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Board of Adjustment  
Government Center- Board Room  
509 West 5th St, Red Wing MN 55066

Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

Appointment Of Chair, Vice Chair

Conflict/Disclosure Of Interests

**PUBLIC HEARING: Request For Variance To Feedlot Setback Standards**

Request for Variance, submitted by Jeremy Schafer, to Article 13 (Confined Feedlot Regulations) setback standards to allow a new feedlot to be established within 1000 feet or 94% odor annoyance-free rating (as determined by the OFFSET model) of an existing dwelling. Parcels 26.021.0101. 26990 370th ST, Goodhue, MN 55027. Part of the NE ¼ of the NE ¼ of Sect 21 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.

Documents:

[BOAPACKET\\_SCHAFFER\\_FEEDLOT\\_REDACTED.PDF](#)

**PUBLIC HEARING: Request For Variance To Setback Requirements For Livestock Buildings**

Request for Variance, submitted by Jeremy Schafer, to the 100-foot side-yard structure setback standard for buildings containing livestock to allow an existing barn to be re-established as a feedlot. Parcels 26.021.0101. 26990 370th ST, Goodhue, MN 55027. Part of the NE ¼ of the NE ¼ of Sect 21 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.

Documents:

[BOAPACKET\\_SCHAFFER\\_BLDG\\_REDACTED.PDF](#)

Other-Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

## Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆  
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

# Goodhue County Land Use Management

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

*Lisa M. Hanni, L.S. Director*



*County Surveyor / Recorder*

Building | Planning | Zoning  
Telephone: 651.385.3104  
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS  
Telephone: 651.385.3223  
Fax: 651.385.3098

**To:** Board of Adjustment  
**From:** Land Use Management  
**Meeting Date:** March 25, 2019  
**Report date:** March 15, 2019

## **PUBLIC HEARING: Request for Variance to Feedlot Setback Standards**

Request for Variance, submitted by Jeremy Schafer, to Article 13 (Confined Feedlot Regulations) setback standards to allow a new feedlot to be established within 1000 feet or 94% odor annoyance-free rating (as determined by the OFFSET model) of an existing dwelling. Parcel 26.021.0101. 26990 370th ST, Goodhue, MN 55027. Part of the NE ¼ of the NE ¼ of Sect 21 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.

## **Application Information:**

Applicant: Jeremy Schafer  
Address of zoning request: 26990 370th ST, Goodhue, MN 55027  
Parcel: 26.021.0101  
Abbreviated Legal Description: Part of the NE ¼ of the NE ¼ of Sect 21 Twp 111 Range 14 in Belvidere Township  
Township Information: Henry Thomforde, Chair of the Belvidere Township Board of Supervisors endorsed acknowledgment of the application on 2/12/19. No comments were offered.  
Zoning District: A1 (Agriculture Protection District)

## **Attachments and Links:**

Site Map  
Application  
Goodhue County Zoning Ordinance (GCZO):  
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

## **Background:**

The Applicant purchased the 4.34-acre property in 2018 with the intent of living in the existing dwelling and utilizing the agricultural structures and pasture areas to raise up to 35 Beef cattle.

All parcels containing more than 10 animal units are required to register as feedlots with Goodhue County and are subject to the requirements of GCZO Article 13 (Confined Feedlot Regulations). Though historically used for animal agriculture, the property does not have an existing feedlot registration. New registered feedlots are required to be 1000 feet or 94% odor annoyance-free rating (as determined by the OFFSET model) from all existing dwellings at the time of establishment.

The Applicants is requesting a variance to allow him to establish a Feedlot approximately 200 feet from an existing dwelling. The neighboring dwelling is currently occupied by relatives of the applicant.

### **Variance Standards:**

Variations shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variations may be granted when the applicant establishes “practical difficulties” exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

### **Draft Findings of Fact:**

#### **1) Harmony with the general purposes and intent of the official control:**

- The purpose of the A1 district is to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district is intended to encourage long-term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non-farm land uses.
- Reciprocal feedlot setbacks between feedlots and dwellings are intended to decrease conflict between residential and agricultural uses. The nearest dwelling (Ray Williams) is located approximately 200 feet west of the proposed feedlot location. Mr. Williams submitted a written statement in support of the Applicant’s variance requests. There are no other dwellings within 1000 feet of the proposed feedlot.
- The Applicants variance request appears harmonious with the purpose and intent of the official controls.

#### **2) The variances request is consistent with the adopted Comprehensive Plan:**

- The Comprehensive Plan prioritizes agricultural land uses over dwellings to protect farmland and decrease conflict between residential and agricultural uses. The proposed variance is not likely to produce conflict among residential and agricultural uses. The occupant of the nearest neighboring dwelling is in support of the variance request. Any future occupants of the dwelling will have the opportunity to be informed of the presence of a feedlot in the area prior to purchasing the property. The request appears consistent with the adopted comprehensive plan.

#### **3) There are “practical difficulties” in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):**

- The property comprises 4.34 acres and is a conforming lot size in the A1 district (2-acre minimum).
- The feedlot would be located in the southern half of the property. No alternative locations exist on the property to establish a feedlot that would meet the 1000 foot setback requirement.
- The Applicant’s request to establish a registered feedlot is a reasonable use of property in the A1 District.
- The property has been historically used for animal agriculture and has infrastructure available to raise livestock.
- A review of the existing development pattern in the vicinity reveals very low-density residential development among predominantly agricultural uses (feedlots and row-crop

agriculture). The request for variance appears unlikely to alter the essential character of the locality.

- 4) **No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.**
- Feedlots are a permissible use in the A1 district. The request does not constitute a use variance.

*The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing.*

*The Board should specify the facts and reasons that are the basis of the Board's determination. In granting a variance, the Board of Adjustment may impose conditions directly related to, and bearing a rough proportionality with, the impact(s) created by the variance.*

**Staff Recommendation:**

- 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

**APPROVE** the request for variance, submitted by Jeremy Schafer, to Article 13 (Confined Feedlot Regulations) setback standards to allow a new registered feedlot to be established less than 1000 feet or 94% odor annoyance-free rating (as determined by the OFFSET model) from an existing dwelling.

Parcel 26.021.0101. 26990 370th ST, Goodhue, MN 55027. Part of the NE ¼ of the NE ¼ of Sect 21 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.



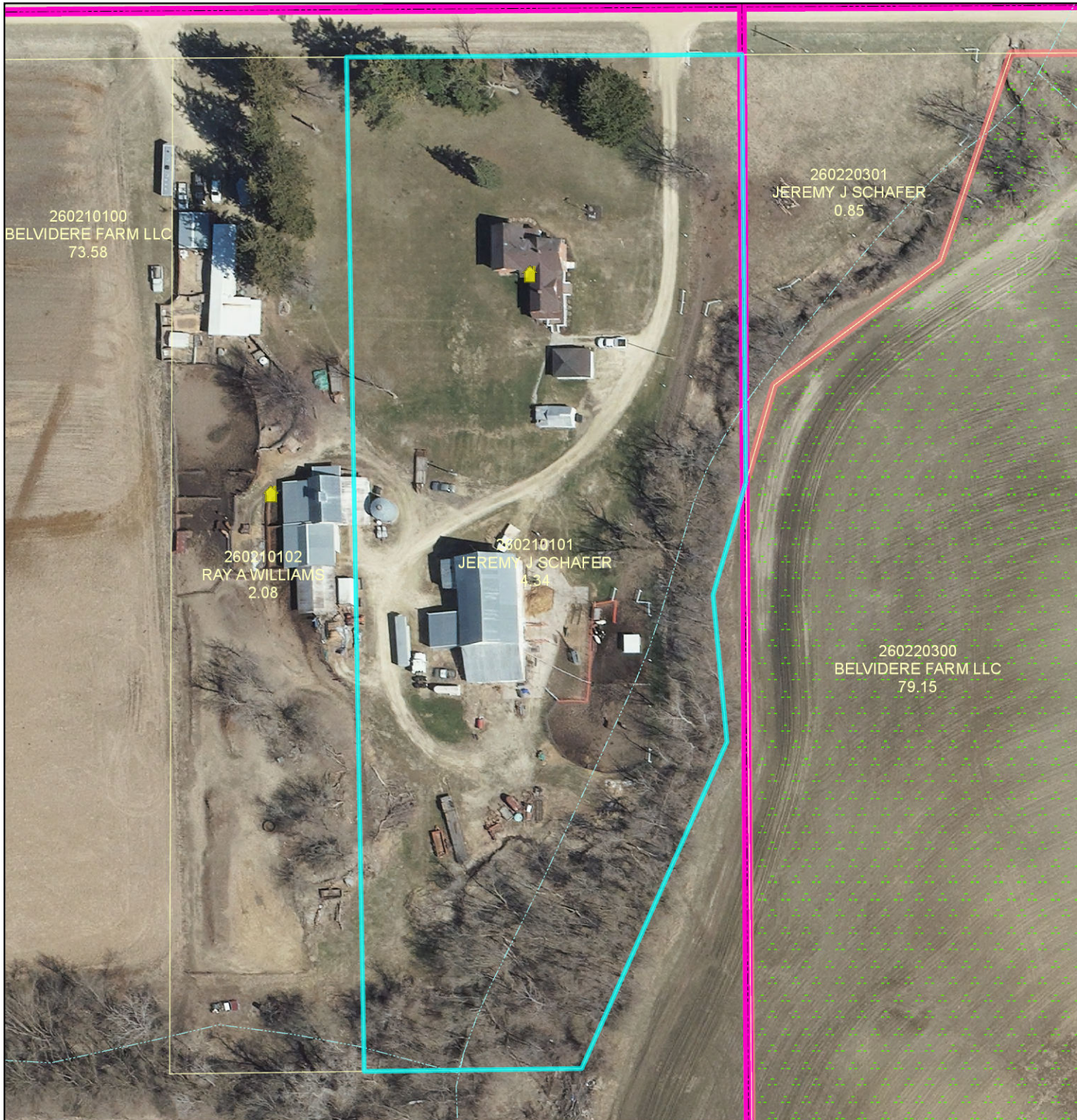
# Board of Adjustment

Public Hearing  
March 25, 2019

Jeremy Schafer  
A1 Zoned District

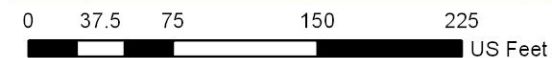
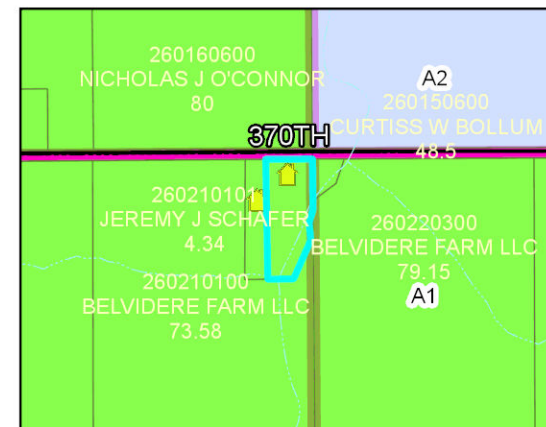
Parcel 26.021.0101  
NE ¼ NE ¼ Sec 21 Twp 111  
Range 14 in Belvidere Township

Variance requests to 1000 foot Feedlot setback to existing dwelling and 100 foot property line setback for livestock buildings



## Legend

	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		20
	Lakes & Other Water Bodies		30
	Shoreland		FEMA Flood Zones
	Historic Districts		2% Annual Chance
	Parcels		A
	Registered Feedlots		AE
	Dwellings		AO
	Municipalities		X



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2016 Aerial Imagery  
Map Created March, 2019 by LUM





# APPLICATION FOR Variance

For Staff Use only	
VARIANCE NUMBER:	
\$350 RECEIPT#	DATE

SITE ADDRESS, CITY, AND STATE 26990 370th St. Goodhue MN 55027		ZIP CODE:		
LEGAL DESCRIPTION: E 1/2 of NE 1/4 Sec 21 TWP 111 Range 14				
PID#: 26.021.0101	ZONING DISTRICT	LOT AREA (SFI/ACRES)	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable):

APPLICANT OR AUTHORIZED AGENT'S NAME Jeremy J Schaffer	
APPLICANT'S ADDRESS: 26990 370th St. Goodhue MN 55027	TELEPHONE: E

PROPERTY OWNER'S NAME: Same as Above <input type="checkbox"/>	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION: Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
	EMAIL:

<b>VARIANCE REQUESTED TO:</b> (check all that apply) <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Property Line Setbacks <input type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks <input type="checkbox"/> Lot Width &/or Area <input checked="" type="checkbox"/> Other (specify) house <input type="checkbox"/> Subdivision Regulations <i>within 1000 ft of proposed seedlot</i>	CURRENT OR PREVIOUS USE:	
	PROPOSED USE:	
	BUILDING APPLICATION PERMIT NO.: (if filed)	DATE FILED:

TOWNSHIP SIGNATURE: By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request.			Attached <input type="checkbox"/>
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE	

By signing below, the applicant acknowledges:

1. The undersigned is the owner or authorized agent of the owner of this property.
2. The information presented is true and correct to the best of my knowledge.
3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
4. Additional information or applications may be required

Applicant's Signature: Jeremy Schaffer Date: 3/14/19

Print name: Jeremy Schaffer (owner or authorized agent)

REQUEST SUMMARY

Please cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Name: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Name: \_\_\_\_\_

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

Discuss your current use of the property and the reason for your variance request:

I request a variance to have a registered feedlot to use my existing facilities to do so. The residence of Ray A Williams lands within the 1000 ft setback.

Describe the effects on the property if the variance is not granted:

I would be unable to continue my cattle feeding enterprise on my recently purchased building site.

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

There is a neighbor that lives within the 1000 ft. setback to not need a variance. They live within 1000ft of the feedlot facility that I would like have a registered feedlot.

Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

NONE exist to use my existing facilities to have a registered feedlot on my property to with have a neighbor living within 1000ft of my proposed facility

Discuss alternatives you considered that would require a lesser variance. If you rejected such alternatives, provide your reasoning:

NONE exist with the current ordinance in place of 1000 ft setback to houses under 1000ft to my proposed feedlot permit.

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

No I do not. Animals will be taken care of to the best of my abilities to reduce odor from facility and dispose of animal waste properly. Also have a note from Ray A Williams stating he is OK with me have livestock.

# Feedlot registration form

## Feedlot Program

Doc Type: Feedlot Registration

**Instructions:** Minn. R. ch. 7020 requires most owners of livestock operations to provide information requested in this form to the Minnesota Pollution Control Agency (MPCA) at least once in a four-year cycle, unless a permit application has been made. Feedlots with a National Pollutant Discharge Elimination System (NPDES) or State Disposal System (SDS) permit cannot use this form to document change of name or ownership.

**Facility name and address**  The information below reflects a change to the name of an existing registered facility.

Facility name: Jeremy Schafer Registration number: \_\_\_\_\_  
 Facility Address: 26990 370<sup>TH</sup> ST. Parcel ID number: R26.021.0101#  
 City: Goodhue State: 177N Zip code: 55027  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Ownership information**  The information below reflects a change of ownership of an existing registered facility.

**Feedlot owner**  Same as feedlot name and address **Contact person**  Same as feedlot owner information  
 Name: \_\_\_\_\_ Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Email: \_\_\_\_\_

**Facility locational information**

County: Goodhue City/Township: Belvidere

Township (26-71 or 101-168)	Range (1-51)	Section (1-36)	¼ Section (NW, NE, SW, SE)	¼ of ¼ Section (NW, NE, SW, SE)
<u>111</u>	<u>14</u>	<u>21 / 22</u>	<u>NE / NW</u>	<u>NE / NW</u>

Any surface waters or tile intakes within 1,000 feet of the facility? (If Yes, Indicate types below)  Yes  No  
 Lake/Pond larger than 25 acres  Wetland  Drainage ditch  River/Stream/Creek  Tile intake  
 Is any part of the facility within 300 feet of a river/stream?  Yes  No  
 Any part of the facility located within a delineated flood plain (100 year flood)?  Yes  No  
 Any part of the facility located within designated shoreland?  Yes  No  
 Any part of the facility within 300 feet of a known sinkhole?  Yes  No

**Facility operations information** (indicate components that are currently part of your livestock or poultry operation)

Animals on pasture for part of the year  Yes  No  
 Open lots (dirt, concrete, other) that are designed as animal holding areas  Yes  No  
 Buildings that are designed for animal confinement or as animal holding areas  Yes  No  
 If yes to either above, what is the shortest distance from an animal holding area to a well? (including unused or unsealed wells) \_\_\_\_\_ feet  
 A liquid manure storage structure  Yes  No  
 A manure stockpile (solid manure storage area)  Yes  No  
 If yes to either above, what is the shortest distance from a manure storage area to a well? (including unused or unsealed wells) \_\_\_\_\_ feet  
 If you closed a liquid manure storage area or permanent manure stockpile since your last registration, complete the following:  
 Date closed: \_\_\_\_\_  Liquid storage  Solid storage  
 Date closed: \_\_\_\_\_  Liquid storage  Solid storage

R26.021.0301



## Number of animals at the facility

If you currently do **not** maintain animals at the site, list the date that you last had animals (mm/dd/yyyy):     /    /    

Enter in column C the maximum number of animals that you have maintained (standing herd or flock size) at the facility at any given time **in the past five years**.

Then calculate the animal units in column D by multiplying the value in column C by the value in column B.

A	B	C	D
Animal type	Animal unit factor	Maximum number (head) maintained at anytime in past 5 years	Animal Units (B x C)
Dairy – mature cow ( <i>milked or dry</i> ) over 1,000 lbs.	1.4		
Dairy – mature cow ( <i>milked or dry</i> ) under 1,000 lbs.	1.0		
Dairy – heifer	0.7		
Dairy – calf	0.2		
Beef – slaughter steer or stock cow	1.0	35	35
Beef – feeder cattle ( <i>stocker or backgrounding</i> ) or heifer	0.7	<del>35</del>	<del>35</del>
Beef – cow and calf pair	1.2		
Beef – calf	0.2		
Veal – calf	0.2		
Swine – over 300 pounds	0.4		
Swine – between 55 and 300 pounds	0.3		
Swine – under 55 pounds ( <i>and separated from sow</i> )	0.05		
Horse	1.0		
Sheep or lamb	0.1		
Chickens – all sizes with liquid manure system	0.033		
Chickens – broiler 5 lbs. and over – dry manure system	0.005		
Chickens – broiler under 5 lbs. – dry manure system	0.003		
Chickens – layers 5 lbs. and over – dry manure system	0.005		
Chickens – layers under 5 lbs. – dry manure system	0.003		
Turkeys – over 5 lbs.	0.018		
Turkeys – under 5 lbs.	0.005		
Ducks – dry manure system	0.01		
Ducks – liquid manure system	0.01		
Other animals ( <i>not listed above – specify in space below</i> ):			
			Total AU 35

### Signature (person completing the form) and Submittal

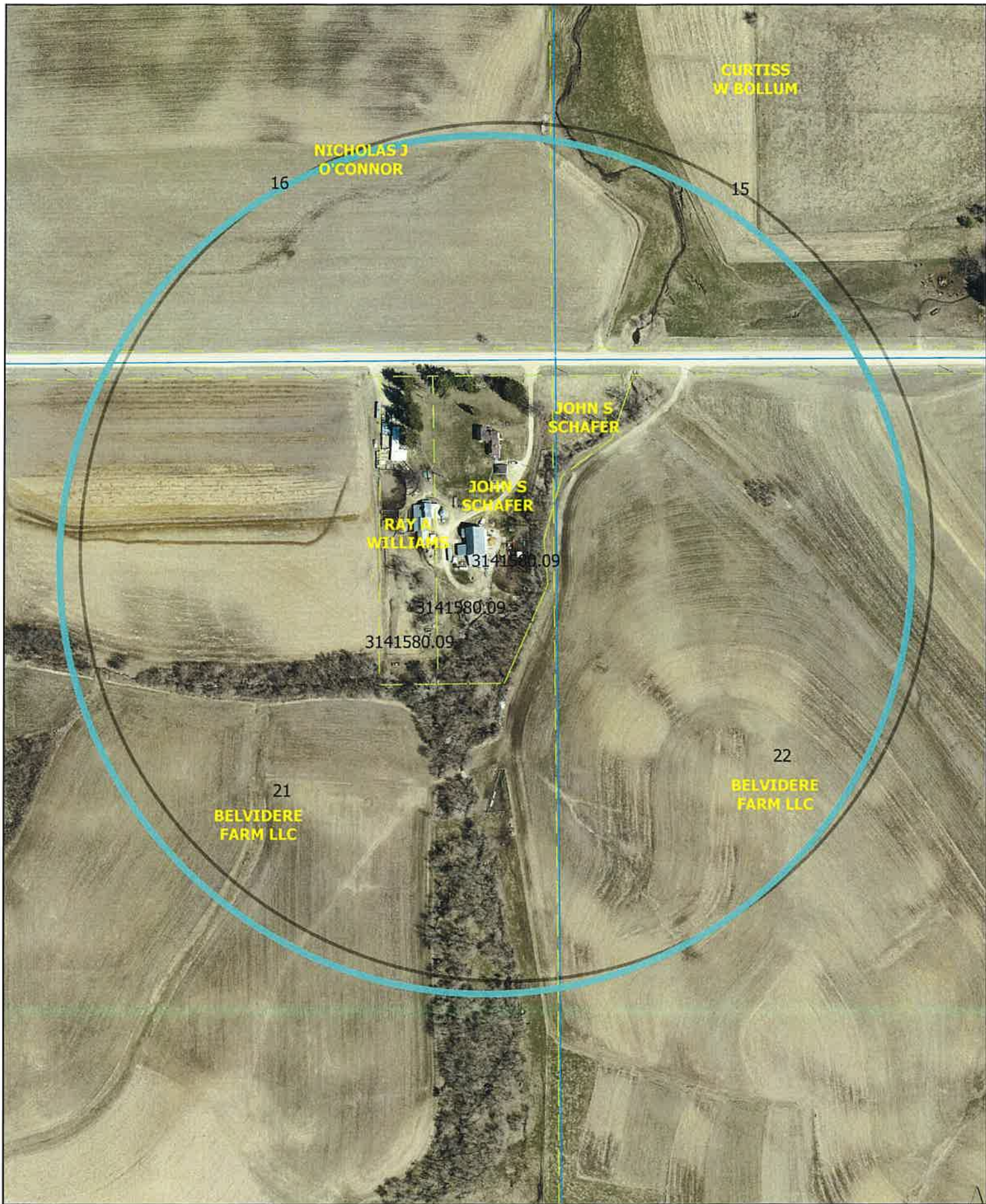
Print name: Jeremy Schafer

Title: owner

Signature: Jeremy Schafer

Date: 2/1/19





0 230 460 920 Feet





Figure 1

NICHOLAS J O'CONNOR

CURTISS W BOLLUM

16

15

JOHN S SCHAFFER

JOHN S SCHAFFER

RAY A WILLIAMS

BELVIDERE FARM LLC

BELVIDERE FARM LLC

BELVIDERE FARM LLC

212.25

21

3141580.09

79.06

25 ft grass to have a seed area to have a buffer zone

Proposed Facility





NICHOLAS J  
3701H

16

3701H

GLANVILLE  
15

22

BELVIDERE  
FARM LLC

RAYA  
WILLIAMS

JOHN S  
SCHAFFER

JOHN S  
SCHAFFER

BELVIDERE  
FARM LLC

Goodline SWCD

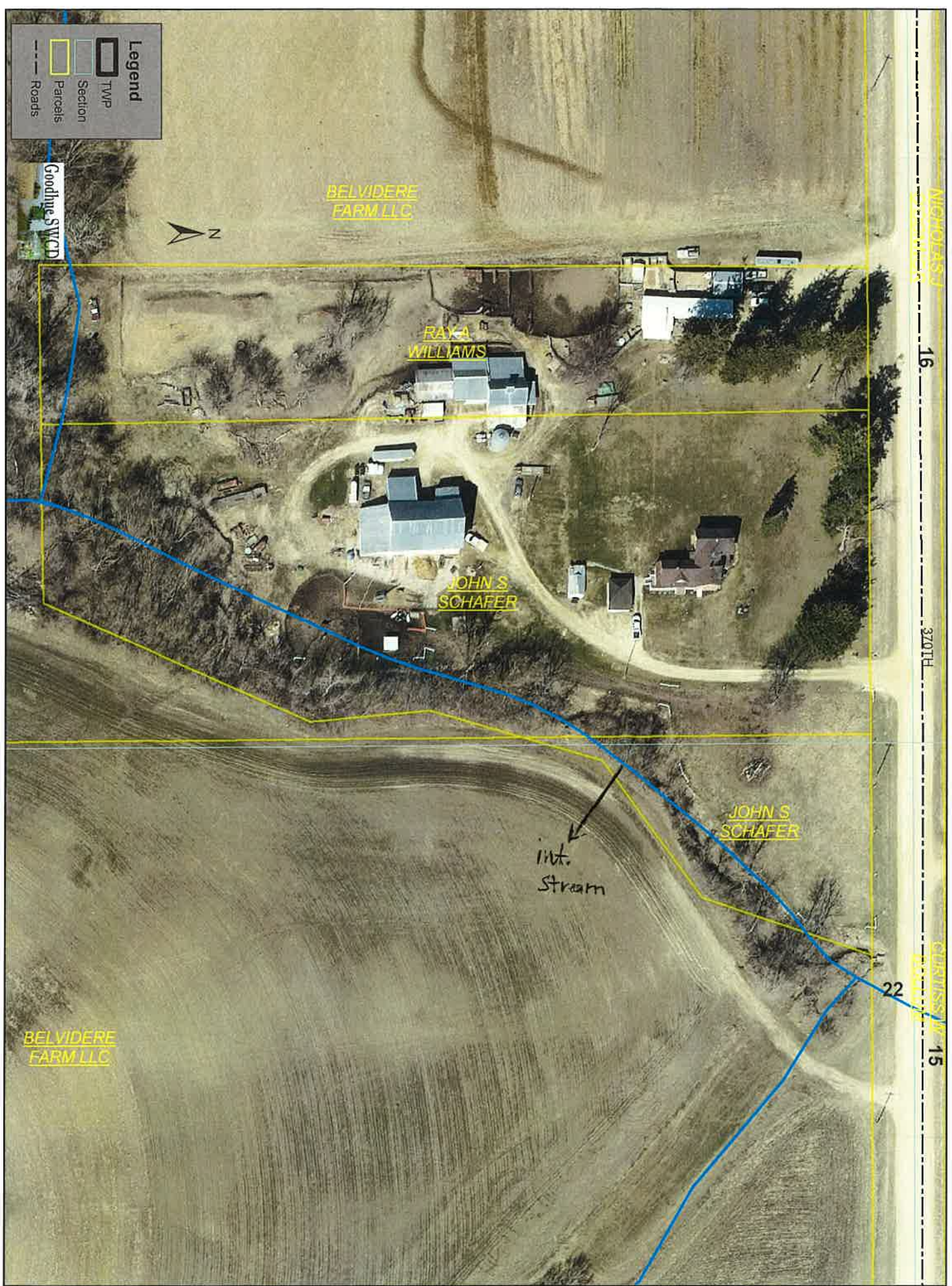
Int.  
Stream



**Legend**



0  
65  
130  
260  
390  
520  
Feet





To whom it may concern,  
I have no problem with  
Jeremy Schaefer having livestock  
near my property.

Ray B. Willard  
2-15-2019

# Goodhue County Land Use Management

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

*Lisa M. Hanni, L.S. Director*

*County Surveyor / Recorder*

Building | Planning | Zoning  
Telephone: 651.385.3104  
Fax: 651.385.3106



Environmental Health | Land Surveying | GIS  
Telephone: 651.385.3223  
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**To:** Board of Adjustment  
**From:** Land Use Management  
**Meeting Date:** March 25, 2019  
**Report date:** March 15, 2019

## **PUBLIC HEARING: Request for Variance to Setback Requirements for Livestock Buildings**

Request for Variance, submitted by Jeremy Schafer, to the 100-foot side-yard structure setback standard for buildings containing livestock to allow an existing barn to be re-established as a feedlot. Parcels 26.021.0101. 26990 370th ST, Goodhue, MN 55027. Part of the NE ¼ of the NE ¼ of Sect 21 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.

### **Application Information:**

Applicant: Jeremy Schafer  
Address of zoning request: 26990 370th ST, Goodhue, MN 55027  
Parcel: 26.021.0101  
Abbreviated Legal Description: Part of the NE ¼ of the NE ¼ of Sect 21 Twp 111 Range 14 in Belvidere Township  
Township Information: Henry Thomforde, Chair of the Belvidere Township Board of Supervisors endorsed acknowledgment of the application on 2/12/19. No comments were offered.  
Zoning District: A1 (Agriculture Protection District)

### **Attachments and Links:**

Site Map  
Application  
Goodhue County Zoning Ordinance (GCZO):  
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

### **Background:**

The Applicant purchased the 4.34-acre property in 2018 with the intent of living in the existing dwelling and utilizing the agricultural structures and pasture areas to raise up to 35 Beef cattle. There is an existing barn on the property located approximately 50 feet from the west side-yard property line that the Applicant would like to use as part of a proposed new registered Feedlot. Per GCZO, all livestock buildings in A1 Districts are required to be setback 100 feet from side-yard property lines. The Applicants is requesting the variance to allow him to use the barn to house livestock as part of his proposed Feedlot.

### **Variance Standards:**

Variances shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variances may be granted when the applicant establishes “practical difficulties” exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created



by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

**Draft Findings of Fact:**

**1) Harmony with the general purposes and intent of the official control:**

- The purpose of the A1 district is to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district is intended to encourage long-term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non-farm land uses.
- Side-yard structure setbacks are increased from 30 feet to 100 feet in the A1 zone for structures containing livestock. The increased setbacks are intended to decrease conflicts between residential and agricultural uses. The barn is approximately 50 feet from the side-yard property line. The nearest dwelling (Ray Williams) is located approximately 200 feet west of the proposed feedlot location. Mr. Williams submitted a written statement in support of the Applicant's variance requests.
- The Applicant's variance request appears harmonious with the purpose and intent of the official controls.

**2) The variances request is consistent with the adopted Comprehensive Plan:**

- The Comprehensive Plan prioritizes agricultural land uses over dwellings to protect farmland and decrease conflict between residential and agricultural uses. The proposed variance is not likely to produce conflict among residential and agricultural uses. The occupant of the nearest neighboring dwelling is in support of the variance request. Any future occupants of the dwelling will have the opportunity to be informed of the presence of a feedlot and agricultural buildings in the area prior to purchasing the property. The request appears consistent with the adopted comprehensive plan.

**3) There are "practical difficulties" in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):**

- The property comprises 4.34 acres and is a conforming lot size in the A1 district (2-acre minimum).
- The Applicant's request to re-establish a feedlot in an existing agricultural building is a reasonable use of property in the A1 District.
- No viable alternatives exist. Due to the shape of the property and the location of existing structures, utilities, and drainage areas a new livestock building would be difficult to site meeting the 100-foot setback.
- The barn has been historically used for animal agriculture. The structure does comply with the 30-foot structure setback for buildings not containing livestock in the A1 District.
- A review of the existing development pattern in the vicinity reveals very low-density residential development among predominantly agricultural uses (feedlots and row-crop agriculture). The request for variance appears unlikely to alter the essential character of the locality.

- 4) **No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.**
- Animal agriculture is a permissible use in the A1 district. The request does not constitute a use variance.

*The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing.*

*The Board should specify the facts and reasons that are the basis of the Board's determination. In granting a variance, the Board of Adjustment may impose conditions directly related to, and bearing a rough proportionality with, the impact(s) created by the variance.*

**Staff Recommendation:**

- 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

**APPROVE** the request for variance submitted by Jeremy Schafer, to allow buildings containing livestock 50 feet from the west side-yard property line where 100 feet is required.

Parcel 26.021.0101. 26990 370th ST, Goodhue, MN 55027. Part of the NE ¼ of the NE ¼ of Sect 21 Twp 111 Range 14 in Belvidere Township. A1 Zoned District.



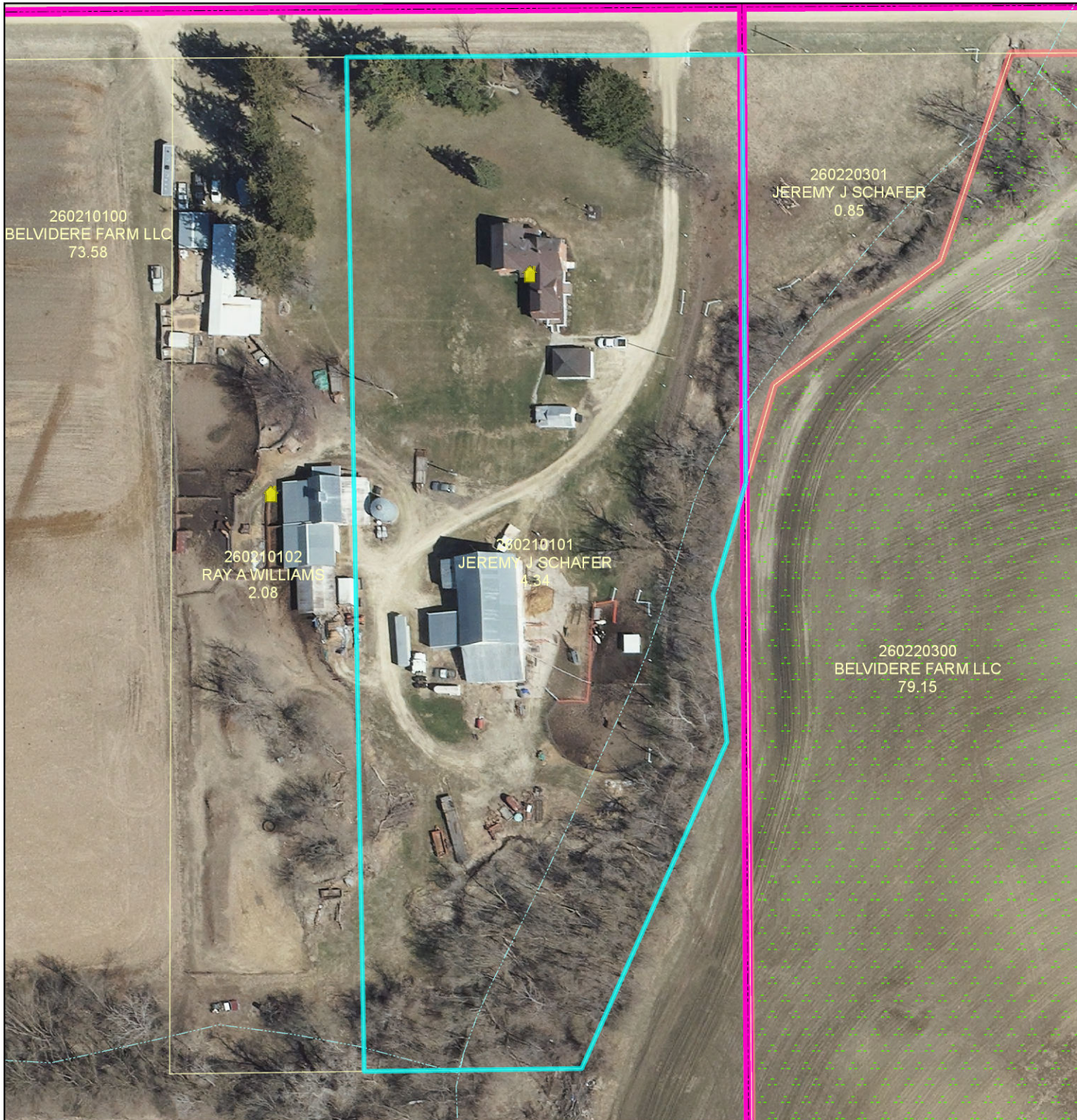
# Board of Adjustment

Public Hearing  
March 25, 2019

Jeremy Schafer  
A1 Zoned District

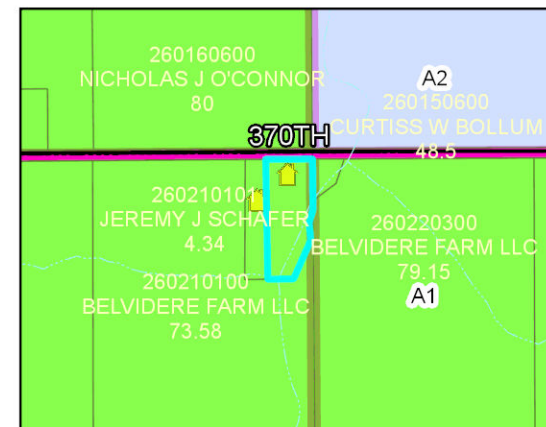
Parcel 26.021.0101  
NE ¼ NE ¼ Sec 21 Twp 111  
Range 14 in Belvidere Township

Variance requests to 1000 foot Feedlot setback to existing dwelling and 100 foot property line setback for livestock buildings



## Legend

Intermittent Streams	Bluff Impact Zones (% slope) 20
Protected Streams	Bluff Impact Zones (% slope) 30
Lakes & Other Water Bodies	<b>FEMA Flood Zones</b>
Shoreland	2% Annual Chance
Historic Districts	A
Parcels	AE
Registered Feedlots	AO
Dwellings	X
Municipalities	



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2016 Aerial Imagery  
Map Created March, 2019 by LUM





APPLICATION FOR  
**Variance**

**RECEIVED**

MAR - 1 2019

**Land Use Management**

For Staff Use only	
VARIANCE NUMBER:	219.0012
S350 RECEIPT#	16659
DATE	3-1-19

SITE ADDRESS, CITY, AND STATE 26990 370 <sup>th</sup> St. Goodhue MN 55027		ZIP CODE: 55027
LEGAL DESCRIPTION: RETRACTED E 1/2 OF NE 1/4 SEC 21 R2TWP111 RANG114		
PID#: 24.021.0101	ZONING DISTRICT	LOT AREA (SF/ACRES):
		LOT DIMENSIONS:
STRUCTURE DIMENSIONS (if applicable):		

APPLICANT OR AUTHORIZED AGENT'S NAME JEREMY J Schafer	
APPLICANT'S ADDRESS: 26990 370 <sup>th</sup> St. Goodhue, MN 55027	TELEPHONE: 651 380 2968
	EMAIL: jschafer@centrallivestock.com

PROPERTY OWNER'S NAME: Same as Above <input checked="" type="checkbox"/>	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	EMAIL:

<b>VARIANCE REQUESTED TO:</b> (check all that apply) <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input checked="" type="checkbox"/> Property Line Setbacks <input type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks <input type="checkbox"/> Lot Width &/or Area <input type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations	CURRENT OR PREVIOUS USE:
	PROPOSED USE:
	BUILDING APPLICATION PERMIT NO.: (if filed) DATE FILED:

TOWNSHIP SIGNATURE: By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request.			Attached <input type="checkbox"/>
TOWNSHIP OFFICIAL'S SIGNATURE Henry Thompore	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE HENRY THOMPORE	CHAIRMAN	DATE 2-12-19

- By signing below, the applicant acknowledges:
1. The undersigned is the owner or authorized agent of the owner of this property.
  2. The information presented is true and correct to the best of my knowledge.
  3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
  4. Additional information or applications may be required

Applicant's Signature: Jeremy Schafer Date: 2/1/19

Print name: Jeremy Schafer (owner or authorized agent)

REQUEST SUMMARY

Please cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Name: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Name: \_\_\_\_\_

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

Discuss your current use of the property and the reason for your variance request:

I request a variance to have a registered feedlot to use existing facilities to do so. The property line setback is only 79.06 ft. which falls short of the 100ft guidelines as seen in figure 1.

Describe the effects on the property if the variance is not granted:

I would be unable to use my recently purchased building site to continue my livestock feeding enterprises.

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

The existing facilities are too close to the property line to follow guidelines of a 100ft setback to have a registered feedlot.

Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

NONE exist to have a registered feedlot with the property line setbacks in place.

Discuss alternatives you considered that would require a lesser variance. If you rejected such alternatives, provide your reasoning:

None exist to have a registered feedlot with property line setbacks.

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

No I do not. Animals will be taken care of to the best of my abilities to reduce odor from facility and dispose of animal waste regularly.





0 230 460 920 Feet





Figure 1

NICHOLAS  
J O'CONNOR

CURTISS  
W BOLLUM

16

15

JOHN S  
SCHAFFER

JOHN S  
SCHAFFER

BELVIDERE  
FARM LLC

RAY A  
WILLIAMS

BELVIDERE  
FARM LLC

BELVIDERE  
FARM LLC

212.25

21

3141580.09

79.06

25 ft grass  
seed area  
to have a  
buffer zone

Proposed  
Facility





**Legend**

- TWP
- Section
- Parcels
- Roads



Goodhue SWCD

BELVIDERE FARM LLC

RAYA WILLIAMS

JOHN S SCHAEFER

JOHN S SCHAEFER

BELVIDERE FARM LLC

1/4<sup>th</sup> Stream

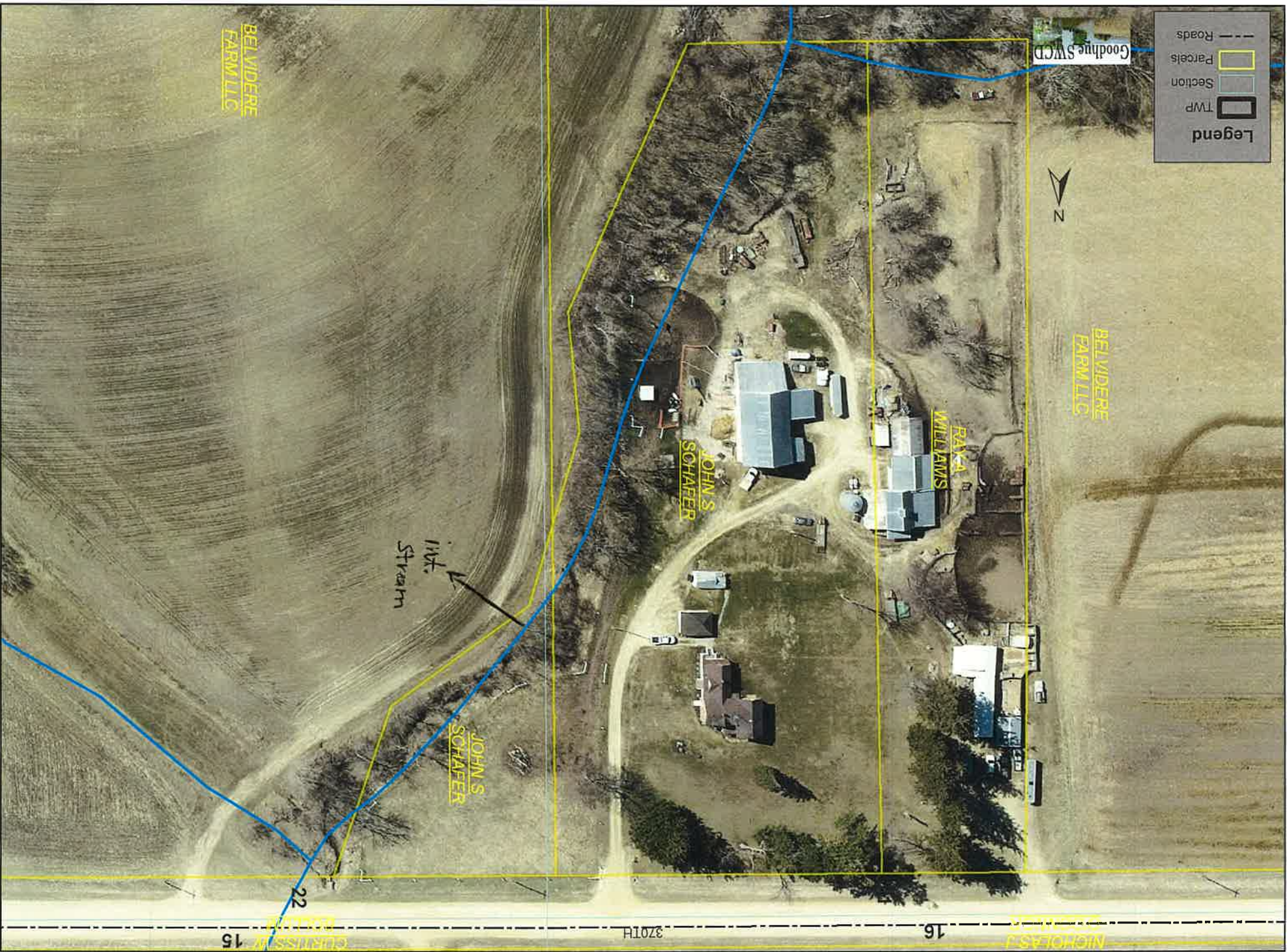
NICHOLAS J

16

370TH

CURTISS W 15

0 65 130 260 390 520 Feet





To whom it may concern,  
I have no problem with  
Jeremy Schaefer having livestock  
near my property.

Ray B. Willard  
2-15-2019