



GOODHUE COUNTY MINNESOTA

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

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

7:00 PM Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. May 13, 2019 Meeting Minutes

Documents:

[MINUTES_MAY2019_PAC_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: Request For Map Amendment (Rezone) -Mark

Request for map amendment, submitted by Kevin Mark (Owner), to rezone 35.0 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District). Parcels 34.010.0701 & 34.003.0801. 29739 Flower Valley Rd, RedWing, MN 55066. Part of the SE¼ of Sect 03 and Part of the NE ¼ of Sect 10 all in Twp 109 R15 of Hay Creek Township

Documents:

[PACPACKET_MARK_REDACTED.PDF](#)

2. PUBLIC HEARING: Request For Map Amendment (Rezone) - Brunner

Request for map amendment, submitted by Jon Brunner (Owner, to rezone 4.28 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District). Parcel 39.006.0900. 46060 186th AVE CT, Zumbrota, MN 55992. Part of the NW ¼ of the NE¼ of Sect 06 Twp 109 R15 in Pine Island Township.

Documents:

[PACPACKET_BRUNNER_REDACTED.PDF](#)

3. PUBLIC HEARING: Consider Adoption Of Conservation Subdivision District

Hearing to consider creation of a Conservation Subdivision District in the Goodhue County Zoning Ordinance. The proposed district intended to provide a residential development option that supports the rural character and residential development goals of Goodhue County, while permanently preserving open space, agriculture, and natural resource areas.

Documents:

[PACPACKET_CS.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 ◆

**PLANNING COMMISSION
GOODHUE COUNTY, MN
May 13th, 2019 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 7:00 PM by Chair Sarah Pettit at the Goodhue County Government Center 3rd Floor Court Room in Red Wing, Minnesota.

Roll Call

Commissioners Present: Darwin Fox, Richard (Dick) Nystuen, Tom Gale, Barney Nesseth, Richard Miller, Tom Drazkowski, Howard Stenerson, Marc Huneke, and Sarah Pettit

Commissioners Absent: none

Staff Present: Land Use Management Director Lisa Hanni, Zoning Administrator Mike Wozniak, Zoning Assistant Ryan Bechel, Zoning Assistant Samantha Pierret

1. Approval of Agenda

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

Motion carried 9:0.

2. Approval of Minutes

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

Motion carried 9:0.

3. Conflict/Disclosure of Interest

There were no conflicts or disclosures of interest reported.

4. Public Hearings

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request for map amendment, submitted by Colleen and Douglas Hill (Owners), to rezone 15.23 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District). Parcel 31.001.4300. 1790 Bluebird Lane, Red Wing, MN 55066. Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sect 01 Twp 112 R15 in Featherstone Township.

Wozniak presented the staff report, attachments and neighborhood response (Attachment 1).

Mr. Hill added that the Township has the area zoned R1 whereas the County does not. He noted the property has been rented for approximately 20 years. The plan is to have approximately 6 new lots platted at two to three acres each.

Commissioner Fox commented on the ability to add a cul-de-sac to the area.

Mr. Hill stated that the concept plan has the cul-de-sac within 500 feet of Bluebird Lane which complies with County requirements.

Commissioner Stenerson questioned why the applicant wanted to sell this parcel but was not addressing an additional parcel that the applicant owns.

Mr. Hill stated that he had spoken with the city of Red Wing and that they were possibly willing to annex the other parcel on Pioneer Road.

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Bechel clarified that staff had received a message from the city of Red Wing stating that they did not have comments regarding this project tonight but would have comments before the County Board meeting.

Chair Pettit opened the Public Hearing.

Roger Henke (1615 Robin Lane, Red Wing) stated his concerns regarding traffic increases into the subdivision and the existing natural gas line in the proposed subdivision.

Joseph Lommel (2475 Cardinal Drive, Red Wing) stated his property abuts the proposed cul-de-sac. Stated there are several pedestrians that walk or run in the neighborhood and there are safety concerns with traffic.

Mary Lee Machnik (2430 Cardinal Drive, Red Wing) stated concerns regarding road construction and the proposed cul-de-sac location. Concerned about erosion problems caused by additional development. Stated concerns with the Township's ability to maintain the existing roads.

Bill Schaller (1949 Pioneer Road, Red Wing) questioned whether storm sewers from the streets would be going into the ravine. Noted there have been erosion issues in the past. Concerns regarding annexation.

Wozniak clarified that stormwater drainage would need to be addressed during the platting process and the plan would be reviewed by the county.

Jamie Kells (2063 Pioneer Road, Red Wing) gave concerns regarding erosion and runoff impacting her property.

LaVonne Lommel (2475 Cardinal Drive, Red Wing) stated concerns about the runoff coming from additional areas into the proposed development area.

Pat Valtakis (1909 Pioneer Road, Red Wing) gave concerns regarding runoff and the existing ravines on the property.

Marty Busch (1775 Bluebird Lane, Red Wing) stated concerns about the traffic that already utilizes the neighborhood. Stated concerns for safety of pedestrians in the area. Commented that the sun can impact vision during certain times of day and that the property could be sold without being subdivided.

William Still (1690 Bluebird Lane, Red Wing) concerned about increased traffic and issues with safety of pedestrians in the area. Gave concerns about wear and tear effects additional traffic could have on the existing roads.

David Stevenson (2414 Cardinal Drive, Red Wing) concerned about added traffic and impact on existing roads and safety.

Dwayne Berg (1570 Blue Jay Court, Red Wing) wanted to ensure the natural gas line was considered in the development process.

Pete Eberline (1750 Bluebird Lane, Red Wing) stated runoff has impacted his property. Concerned about groundwater impacts.

Craig Firl (2460 Cardinal Drive, Red Wing) concerned about traffic and issues already stated by neighbors. Noted there is significant runoff impacting the area.

³After Chair Pettit asked three times for additional comments, it was moved by Commissioner Fox and seconded by Commissioner Huneke to close the public

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hearing.

Motion carried 9:0.

Mr. Hill stated that the new development would have to work with Northern Natural Gas regarding the location of structures relative to the gas line. He gave history on the drainage in the area. They are aware a retention pond may need to be created to address drainage and runoff. Mr. Hill noted no stormwater drains are contemplated in the new subdivision at this time, the streets would be constructed similar to the existing roads. He acknowledged the traffic concerns of the neighbors. He stated that there would be protective covenants put in place for the new subdivision to address traffic concerns and to maintain the low density of the proposed subdivision which would not lead to as much traffic. Mr. Hill offered to sell the property as-is for a fair price to a neighborhood group for use as a neighborhood park.

Commissioner Stenerson commented on the traffic concerns and noted that those are a Township issue. He also noted that runoff can be an issue however that can be addressed in the platting process. Complimented the proposed lot size. Stated concerns regarding compliance with the Comprehensive Plan of the County and A3 zoning district. Concerned about sewage system failure in smaller developments. Would like to hear from the City regarding future annexation or development.

Mr. Hill stated that he has no issues with the potential of being annexed. Noted he has spoken with City of Red Wing staff and they stated they did not want to have a road through the ditch and did not want to have their trucks going through Featherstone Township to maintain the new area.

Commissioner Stenerson suggested that tabling the item could give time for more answers from the city and/or the township regarding this development. Commissioner Fox agreed.

Commissioner Gale questioned the difference between the Township's R1 Zone versus the County's R1 Zone.

Commissioner Stenerson commented that the Township enforces the R1 Zone slightly different than the County.

Bechel clarified that a park would be allowed in the R1 Zone but would not be permitted in the A3 Zone.

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

TABLE the request for a map amendment, submitted by Colleen and Douglas Hill (Owners), to rezone 15.23 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District) until additional input from the city of Red Wing and Featherstone Township can be considered.

Motion carried 9:0.

PUBLIC HEARING: CUP Request for a Feedlot Outside of a Farmyard

Request for a CUP, submitted by Edward Fletcher (owner), to operate a Feedlot outside of a farmyard to allow a dwelling to be split from an existing Feedlot. Parcel 35.033.0200. 2636 450th ST, Kenyon, MN 55946. Part of the W ½ of the NE ¼ of Sect 33 Twp 110 Range 18 in Holden Township. A1 Zoned District.

Wozniak presented the staff report and attachments.

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Commissioner Nesseth questioned whether there was only one well that served the property.

Wozniak clarified requirements for well and septic upon the sale of the property. Mr. Fletcher stated the property is served by one well.

Commissioner Stenerson questioned about the approval of the split creating a non-conformance regarding the setback to the existing dwelling.

Wozniak clarified County procedures regarding approving splits of feedlots from dwelling sites. He clarified that a variance is needed to address the setback from the newly created feedlot if the CUP is approved.

Chair Pettit opened the Public Hearing.

Matt Voxland with Holden Township stated that the Township is not necessarily in favor of this proposal. Stated that the split of a feedlot from a dwelling could create several issues. Stated that Holden Township has been against establishing stand-alone farmyards.

⁵After Chair Pettit asked three times for additional comments it was moved by Commissioner Stenerson and seconded by Commissioner Fox to close the Public Hearing.

Motion carried 9:0.

Commissioner Pettit stated that if the CUP were approved, the Planning Commission would thereby be creating the need for a variance. She also noted that the stated need for a CUP is for financial reasons, which is against the Ordinance.

Bechel noted that the operation was established prior to the feedlot standards being adopted therefore the adoption of current feedlot regulations by the county created the hardship.

Mr. Fletcher stated that his goal is to sell both split properties to the same owner.

Commissioner Nesseth questioned whether the feedlot is currently operating.

Mr. Fletcher stated it is currently operating and has been in existence since the late 1980s without issue.

Commissioner Pettit stated that approving the CUP opens up the possibility of two separate owners in the future which is not compatible and is against the Comprehensive Plan goals of protecting agriculture.

Commissioner Stenerson gave a history of a Board of Adjustment issue when a "reverse variance" was issued in a situation where a property was proposed to become a feedlot but was too close to a home owned by a different party. Noted that the concern is about any future owner selling the properties separately from each other due to unforeseen circumstances.

Commissioner Pettit asked for direction from the board.

⁶It was moved by Commissioner Stenerson and seconded by Commissioner Miller to:

Recommend that the County Board of Commissioners **DENY** the request for a CUP, submitted by Edward Fletcher (owner), to operate a Feedlot outside of a farmyard to allow a dwelling to be split from an existing Feedlot, based upon the necessity of a variance if the Conditional Use Permit were passed.

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Motion carried 6:3 (Commissioners Drazkowski, Miller and Nystuen dissenting)

PUBLIC HEARING: CUP Request to Establish Feedlot and Liquid Manure Storage Exceeding 500,000 Gallons (Kehren)

Request for a CUP, submitted by Phillip and Annette Kehren (owner/operators), to establish a hog finishing Feedlot for up to 2,400 head (720 Animal Units) and construction of an animal waste storage pit exceeding 500,000 gallons. Parcel 39.009.0300. 2000 470th ST, Zumbrota, MN 55992. NW ¼ and W ½ of NE ¼ of Sect 09 Twp 109 Range 15 in Pine Island Township. A1 Zoned District.

Bechel presented the staff report and attachments.

Commissioner Pettit questioned how many months of manure storage there would be. Mr. Kehren stated there would be 12 months of storage with once a year application in the fall using knife injection on a three year rotation per field.

Feedlot Officer Kelsey Petit stated that the applicant has been working with her on the Nutrient Management Plan.

Commissioner Stenerson questioned about the distance from the proposed facility to the existing pond on the property and whether the existing pond could contain a spill from the new storage facility.

Feedlot Officer Petit stated the pond would most likely not be able to contain a major spill however it will be tied into tile inlets. The engineers would be checking for any cracking and the Feedlot Officer will be checking the pit every four years.

Chair Pettit opened the Public Hearing.

Lynn Ritter (47348 195th Avenue, Zumbrota) stated his concerns regarding groundwater and surface water pollution potential caused by the potential expansion. Mr. Ritter commented on Article 4 of the Goodhue County Zoning Ordinance regarding Conditional Use Permits and the requirement that the CUP will not be injurious to surrounding uses. Stated the importance of water conservation and protection. Commented on the difference between the safety of citizens of cities versus rural area residents in ordinances.

Don Huneke (47281 195th Avenue, Zumbrota) stated concerns about potential for further expansion of the facility. Also commented on the potential for water and air pollution and reduction of property values.

John Trelstad (47406 195th Avenue, Zumbrota) gave his concerns regarding water pollution potential and property value impacts.

Allen Brewer (29869 358th Street) commented on the difficulty for new farmers to enter the business. Stated that farming increases land values instead of dropping land values.

Matt Voxland (5927 County 30 Blvd.) Stated that he is a hog producer and that nitrates are coming from anhydrous use. Stated that the pits for his hogs had to be designed by a professional engineer, MPCA inspected the cement during and after construction. Noted tile lines have to be established and also be monitored by MPCA. Noted that an EAW had to be completed at his farm when a second barn was constructed. The EAW process included professional air testing.

After Chair Pettit asked three times for additional comments, it was moved by Commissioner Stenerson and seconded by Commissioner Nesseth to close the

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public hearing.

Motion carried 9:0

Commissioner Fox commented on the site visit he attended with staff.

Bechel presented various photographs of the property and the proposed site (Attachment 2).

Commissioner Miller commented that Pine Island Township believed this project was in an ideal location.

8Motion by Commissioner Nystuen 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 for a CUP submitted by Phillip and Annette Kehren (owner/operators), to establish a hog finishing Feedlot for up to 720 animal units and construction of an animal waste storage pit of up to 943,623 gallons. Subject to the following conditions:

1. The Feedlot shall be constructed according to the submitted plans, specifications and narrative unless modified by a condition of this CUP;
2. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
3. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
4. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 21 (Agriculture Protection District) and Article 13 (Confined Feedlot Regulations);
5. Compliance with all necessary State and Federal registrations, permits, licensing and regulations.

Motion carried 9:0

PUBLIC HEARING: CUP Request for Feedlot Expansion and Liquid Manure Storage Exceeding 500,000 Gallons (Dicke)

Request for a CUP, submitted by Sue and Micah Dicke (owner/operators), for an estimated 300 Animal Unit expansion of an existing 444 Animal Unit Beef cattle Feedlot and construction of an animal waste storage pit exceeding 500,000 gallons. Parcel 42.036.0700. 17744 CTY 1 BLVD, Red Wing, MN 55066. Part of the N ½ of the SE ¼ of Sect 36 Twp 112 Range 16 in Vasa Township. A2 Zoned District.

Bechel presented the staff report and attachments.

Commissioner Stenerson questioned whether all animals would be in the proposed building.

Mr. Dicke stated that all animals would be in the proposed building.

Commissioner Pettit questioned how many months of manure storage there would be.

Mr. Dicke stated there would be approximately 14 months of storage and it would be knife

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injected into fields.

Chair Pettit opened the Public Hearing.

No one spoke for or against the request.

⁹After Chair Pettit asked three times for public comment, it was moved by Commissioner Stenerson and seconded by Commissioner Fox to close the Public Hearing.

Motion carried 9:0

Commissioner Fox commented on the site visit he attended with staff.

Bechel reviewed various photos of the site (Attachment 3).

¹⁰Motion by Commissioner Stenerson seconded by Commissioner Huneke 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 the County Board of Commissioners **APPROVE** the request for a CUP, submitted by Sue and Micah Dicke (owner/operators) to expand an existing 444 Animal Unit Beef Cattle Feedlot to 744 Animal Units and allow construction of an animal waste storage pit of up to 612,547 gallons. Upon approval, this CUP shall revoke and replace existing CUP 14-CU03. Subject to the following conditions:

1. The Feedlot shall be constructed according to submitted plans, specifications and narrative unless modified by a condition of this CUP;
2. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
3. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
4. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 22 (Agricultural District) and Article 13 (Confined Feedlot Regulations);
5. Compliance with all necessary State and Federal registrations, permits, licensing and regulations.

Motion carried 9:0.

TABLED: Consider Adoption of Parks and Trails District

Hearing to consider creation of a Park and Trails District in the Goodhue County Zoning Ordinance. The new district would provide an appropriate zone to accommodate areas designated for public open space and recreational uses such as conservation of natural amenities, hiking, trails, wildlife habitat, and park and recreation facilities.

Hanni reviewed the staff report. She noted that this item was presented to the Park Board and the Park Board did not have any issues with the proposal. It was noted that Stanton Township has begun developing their own zoning and staff has sent comments to them regarding their proposed ordinance.

Commissioner Nystuen questioned why tree farms were included as a use.

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Bechel clarified that staff was attempting to allow a variety of uses so as not to exclude any land from becoming parkland and to allow land to remain agricultural.

Commissioner Nystuen questioned what would happen if someone wanted to create a private park.

Hanni stated this ordinance only applies to Goodhue County owned parks.

Bechel gave information regarding the Master Plan process for County Parks.

Commissioner Nesseth discussed the Park Board's discussion and decision making process regarding the Parks and Trails District.

¹¹Motion by Commissioner Nystuen seconded by Commissioner Miller, for the Planning Advisory Commission to:

Adopt the staff report into the record and recommend the County Board of Commissioners **APPROVE** the adoption of the Parks and Trails District.

Motion carried 9:0

5. Other discussion

- *Hanni reviewed the Conservation Subdivision Ordinance which was provided to Commissioners. She stated that at the next Planning Advisory Commission meeting there would be a public hearing on the Conservation Subdivision Ordinance.*
- *Bechel noted that staff is looking to revive the Density Subcommittee in the near future.*

Commissioner Stenerson questioned how the Conservation Subdivision would effect surrounding agricultural uses.

Commissioner Miller stated that Pine Island Township has only one buildable site in the entire Township and they want to create more buildable sites in the Township on land not suitable for agriculture.

¹²Adjourn: Moved by Commissioner Fox and seconded by Commissioner Huneke to adjourn the Planning Advisory Commission meeting at 9:24 PM.

Motion carried 9:0.

Respectfully Submitted,

Samantha Pierret; Zoning Assistant

¹ APPROVE the PAC meeting agenda.

Motion carried 9:0.

² APPROVE the previous month's meeting minutes.

Motion carried 9:0.

³ Motion to close the Public Hearing.

Motion carried 9:0

⁴ Motion to Table the Item.

Motion carried 9:0

⁵ Motion to close the Public Hearing.

Motion carried 9:0

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6 Recommend the County Board of Commissioners Recommend that the County Board of Commissioners **DENY** the Conditional Use Permit for a Feedlot outside of a farmyard based upon the necessity of a variance if the Conditional Use Permit were passed.

Motion carried 6:3

7 Motion to close the Public Hearing.

Motion carried 9:0

8 Recommend the County Board of Commissioners **APPROVE** the request for a CUP submitted by Phillip and Annette Kehren (owner/operators), to establish a hog finishing Feedlot for up to 720 animal units and construction of an animal waste storage pit of up to 943,623 gallons

Motion carried 9:0

9 Motion to close the Public Hearing.

Motion carried 9:0

10 Recommend the County Board of Commissioners **APPROVE** the request for a CUP, submitted by Sue and Micah Dicke (owner/operators) to expand an existing 444 Animal Unit Beef Cattle Feedlot to 744 Animal Units and allow construction of an animal waste storage pit of up to 612,547 gallons.

Motion carried 9:0

11 Recommend the County Board of Commissioners **APPROVE** the adoption of the Parks and Trails District.

Motion carried 9:0

12 ADJOURN the Planning Commission meeting.

Motion carried 9:0

UNOFFICIAL UNTIL APPROVED BY THE PAC

RECEIVED
MAY 13 2019
Land Use Management

April 10, 2019

Mr. Micheal Wozniak
Goodhue County Government Center
Office of Land Use Management
509 West Fifth St.
Red Wing, MN 55066

Dear Mr. Wozniak:

This letter is in response to the public hearing for the Hill rezoning in Featherstone Township. We wanted to express our concerns in writing.

We live very near the area under consideration and are uniquely situated to observe traffic problems in the neighborhood.

In the winter, the grade of Robin Lane makes it difficult for vehicles to ascend. If the road is at all icy, multiple attempts may be needed. This requires vehicles to "back down" Robin Lane and get an increasing better "run at it." Of course, stopping at the intersection with Hay Creek Trail becomes nearly impossible.

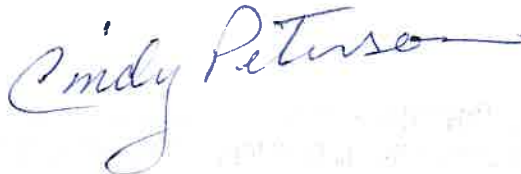
Traffic is often congested on Hay Creek Trail as a bus for a handicapped student has a stop near the intersection with Robin Lane.

Similarly, natural gas tanker trucks congest traffic when they are parked at Northern Natural Gas Station #760231, which on the corner of the intersection.

We feel that a second access road into the neighborhood would be required if the area is rezoned.

Sincerely,

Jim Hubert
Cindy Peterson



2396 Hay Creek Trail
Red Wing, MN 55066

ATTACHMENT 2



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 3



Goodhue County Land Use Management

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

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

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

To: Planning Advisory Commission
From: Land Use Management
Meeting Date: June 17, 2019
Report date: June 07, 2019

PUBLIC HEARING: Request for Map Amendment (Rezone) - Mark

Request for map amendment, submitted by Kevin Mark (Owner), to rezone 35.0 acres from A3 (Urban Fringe District) and A2 (General Agriculture District) to R1 (Suburban Residence District).

Application Information:

Applicant: Kevin Mark (Owner)

Address of zoning request: 29739 Flower Valley Rd, Red Wing, MN 55066.

Parcel(s): 34.010.0701 & 34.003.0801.

Abbreviated Legal Description: Part of the SE ¼ of Sect 03 and Part of the NE ¼ of Sect 10 all in Twp 109 R15 of Hay Creek Township

Township Information: Hay Creek Township endorsed acknowledgment of the applicant's requests on 5/13/19. No comments were offered.

Zoning District: A3 (Urban Fringe District), A2 (General Agriculture District)

Attachments and links:

Application and submitted project summary

Site Map(s)

Project Review (Rezone)

Goodhue County Zoning Ordinance (GCZO):

<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Summary:

The Applicant (Kevin Mark) owns two parcels comprising 35 acres in Hay Creek Township. Mr. Mark is requesting to rezone the parcels from A3 (Urban Fringe District) and A2 (General Agriculture District) to R1 (Suburban Residence District) to allow the northerly parcel (PID 34.003.0801) to be split so a new dwelling can be constructed. The property cannot currently be subdivided as the minimum lot size is 35 acres in the A3 district.

In 2017 Goodhue County amended the zoning ordinance adding language requiring requests for increased dwelling density to be pursued through the change of zone process and not through the variance process.

Project Summary:

Property Information:

- The subject property consists of a 34.08-acre parcel located in section 3 (north parcel) and a 0.92-acre parcel located in section 10 (south parcel).
- The existing dwelling is served by a crushed aggregate driveway connecting to CTY 24 BLVD/Flower Valley Road at the south end of the property. A second crushed aggregate driveway traversing the east side of the property provides easement access for two existing dwellings to the east and north (Nora Avery, Edward Fleuger). The Applicant intends to utilize this existing driveway to serve the future dwelling on the north parcel. The driveway may require improvements to meet Goodhue County standards for private roads serving 3 or more dwellings.
- The property is currently zoned A3 and A2. Adjacent zoning districts are A3 to the north, east,

and west; A2 to the south. Flower Valley Road is primarily a low-density residential corridor mixed with low-intensity recreational and agricultural uses. Rezoning the parcels to R1 does not appear to have any substantial negative impacts to the existing and potential future uses of the surrounding zoning districts.

- The properties are not located within a Historic Preservation District. It is not anticipated that any scenic or historic amenities will be negatively impacted as a result of the proposed rezone.
- The southerly portion of the property is within the shoreland overlay of Bullard Creek. There is no designated Floodplain. The northern and western portions of the property contain significant slopes that qualify as Blufflands. Blufflands and tree and vegetative alterations are regulated by the Goodhue County’s Zoning Ordinance. Any future disturbance to these natural features would be required to conform to the standards in place designed to protect these sensitive areas from the potential negative impacts of development.

Existing/Proposed Uses:

- The property is currently the Applicant’s primary residence. The applicant intends to split the property to allow a new dwelling in the northern part of the property in the future.

Planning Information:

- The R1 District is intended to provide a district that defines and protects areas suitable for low to medium density residential development as the principal use of the land and to allow related facilities desirable for a residential environment. It is also intended that the district allows varying densities of development in accordance with the ability to provide water and sewer facilities.
- The property is not used for agricultural purposes. There are no registered feedlots on the property or within 1,000 feet of the parcel. The new R1 District would be greater than 1,000 feet from all existing registered Feedlots: Kevin Riester (2,700 feet east), Edward Fleuger (1,070 feet south), Randall Vieth (1,361 feet northwest).
- The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Timula-Mt. Carroll	12-18%	0.3	0.7%	Not Prime Farmland
Downs Silt Loam	18-25%	9.8	23.0 %	Not Prime Farmland
Tama Silt Loam	12-18%	6.9	16.2%	Not Prime Farmland
McPaul Silt Loam	0-3%	4.9	11.4%	Not Prime Farmland
Chaseburg Silt Loam	2-12%	2.1	4.9 %	Not Prime Farmland
Frontenac-Lacrescent	30-70%	3.8	13.5%	Not Prime Farmland
Brodale-Bellechester	2-12%	7.2	16.8%	Not Prime Farmland
Lindstrom Silt Loam	2-6%	3.5	8.4 %	Prime Farmland
Meridian Silt Loam	0-3%	0.1	0.2%	Prime Farmland
Kennebec Silt Loam	0-2%	2.1	4.9%	Prime Farmland

- The proposed rezone appears compatible with the goals and objectives of the Goodhue County Comprehensive Plan:

“Support the establishment of rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County”

“Soils with Prime Farmland Rating shall be protected from residential development whenever possible”

Goodhue County does not have an official future land use map.
- All of section 3 is zoned A3. A3 Districts allow a maximum of one dwelling per 35 acres. There are currently 9 dwellings in the section (including the Applicant’s). The southern parcel is located in section 10 which is an A2 zoned section allowing a maximum density of 12 dwellings per section with the stipulation that there be no more than one dwelling per quarter-quarter section. There is no density available to establish a dwelling on the south parcel as the quarter-quarter section is

already occupied. Rezoning the parcel to R1 would not affect the existing dwelling development eligibility of surrounding A3 and A2 parcels.

- The proposed split of the north parcel into two parcels will require a survey and conformance with Goodhue County Subdivision Controls Ordinance. At a minimum the Applicant will need to demonstrate that adequate area is available to site the dwelling, well, and 2 septic systems (initial and replacement sites).

City of Red Wing:

- LUM staff discussed the proposed rezone with Dan Rogness (Red Wing Community Development Director) on 6/7/19. Mr. Rogness stated the city has no objections to the proposal.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

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

recommend that the County Board of Commissioners **APPROVE** the map amendment request from Kevin Mark to rezone parcels 34.010.0701 & 34.003.0801 from A3 (Urban Fringe District) and A2 (General Agriculture District) to R1 (Suburban Residence District).

Goodhue County Land Use Management

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

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
 Telephone: 651.385.3104
 Fax: 651.385.3106



County Surveyor / Recorder

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

Project Review per Article 3, Section 2, Subd. 5-10:

- Subd. 5
- A. The names and addresses of the petitioner or petitioners and their signatures to the petition. **See application**
 - B. Survey information: **See application**
 - C. The current and proposed district: **A3 to R1**
 - D. The current use and the proposed use of the land.
The property is currently the Applicant's primary residence. The applicant intends to split the property to allow a new dwelling in the northern part of the property in the future.
 - E. The reason for the requested change of zoning district. **The applicant is requesting the zone change to allow him to split the property so a new dwelling can be constructed in the northern portion of the property.**
 - F. A copy of the soil map showing the soils types within the proposed boundary and the surrounding area. **A soils map for the site has been prepared.**
 - G. Prime Farmland Rating of the soil types in F.
 - The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Timula-Mt. Carroll	12-18%	0.3	0.7%	Not Prime Farmland
Downs Silt Loam	18-25%	9.8	23.0 %	Not Prime Farmland
Tama Silt Loam	12-18%	6.9	16.2%	Not Prime Farmland
McPaul Silt Loam	0-3%	4.9	11.4%	Not Prime Farmland
Chaseburg Silt Loam	2-12%	2.1	4.9 %	Not Prime Farmland
Frontenac-Lacrescent	30-70%	3.8	13.5%	Not Prime Farmland
Brodale-Bellechester	2-12%	7.2	16.8%	Not Prime Farmland
Lindstrom Silt Loam	2-6%	3.5	8.4 %	Prime Farmland
Meridian Silt Loam	0-3%	0.1	0.2%	Prime Farmland
Kennebec Silt Loam	0-2%	2.1	4.9%	Prime Farmland

- H. A statement of how the requested change is compatible with the Goodhue County Comprehensive Plan including but not limited to the following:
 1. The environmental impacts of the proposed use of land on the:
 - a. Groundwater
 - b. natural plant and animal communities
 - c. existing trees and vegetation
 - d. Bluffland stability
 - e. shoreland stability
 1. **The southerly portion of the property is within the shoreland overlay of Bullard Creek. There is no designated Floodplain. The northern and western portions of the property contain significant slopes that qualify as Blufflands. Blufflands and tree and vegetative alterations are regulated by the Goodhue County's Zoning Ordinance. Any future disturbance to these natural features would be required to conform to the standards in place designed to protect these sensitive areas from the potential negative impacts of development.**
 2. The compatibility with surrounding land uses
Flower Valley Road is primarily a low-density residential corridor

mixed with low-intensity natural resource and agricultural uses. Rezoning the parcels to R1 does not appear to have any substantial negative impacts to the existing and potential future uses of the surrounding zoning districts.

3. The physical and visual impacts on any scenic or historic amenities within or surrounding the proposed parcel.

It is not anticipated that any scenic or historic amenities will be negatively impacted as a result of the proposed rezone.

Subd. 6 The housing density of the affected Section

All of section 3 is zoned A3. A3 Districts allow a maximum of one dwelling per 35 acres. There are currently 9 dwellings in the section (including the Applicant's). The southern parcel is located in section 10 which is an A2 zoned section allowing a maximum density of 12 dwellings per section with the stipulation that there be no more than one dwelling per quarter-quarter section. There is no density available to establish a dwelling on the south parcel as the quarter-quarter section is already occupied. Rezoning the parcel to R1 would not affect the existing dwelling development eligibility of surrounding A3 and A2 parcels.

Subd. 7 The impact on any surrounding agricultural uses

The property is currently used for residential and recreational purposes. There are no registered Feedlots on the property or within 1,000 feet of the parcel. The new R1 District would be greater than 1,000 feet from all existing registered Feedlots: Kevin Riester (2,700 feet east), Edward Fleuger (1,070 feet south), Randall Vieth (1,361 feet northwest).

Subd. 8 The impact on the existing transportation infrastructure

The property is accessed off of Flower Valley Road/CTY 24 BLVD (asphalt surface). The change of zone is not anticipated to negatively impact traffic or existing transportation infrastructure.

Subd. 9 The impact on surrounding zoning districts

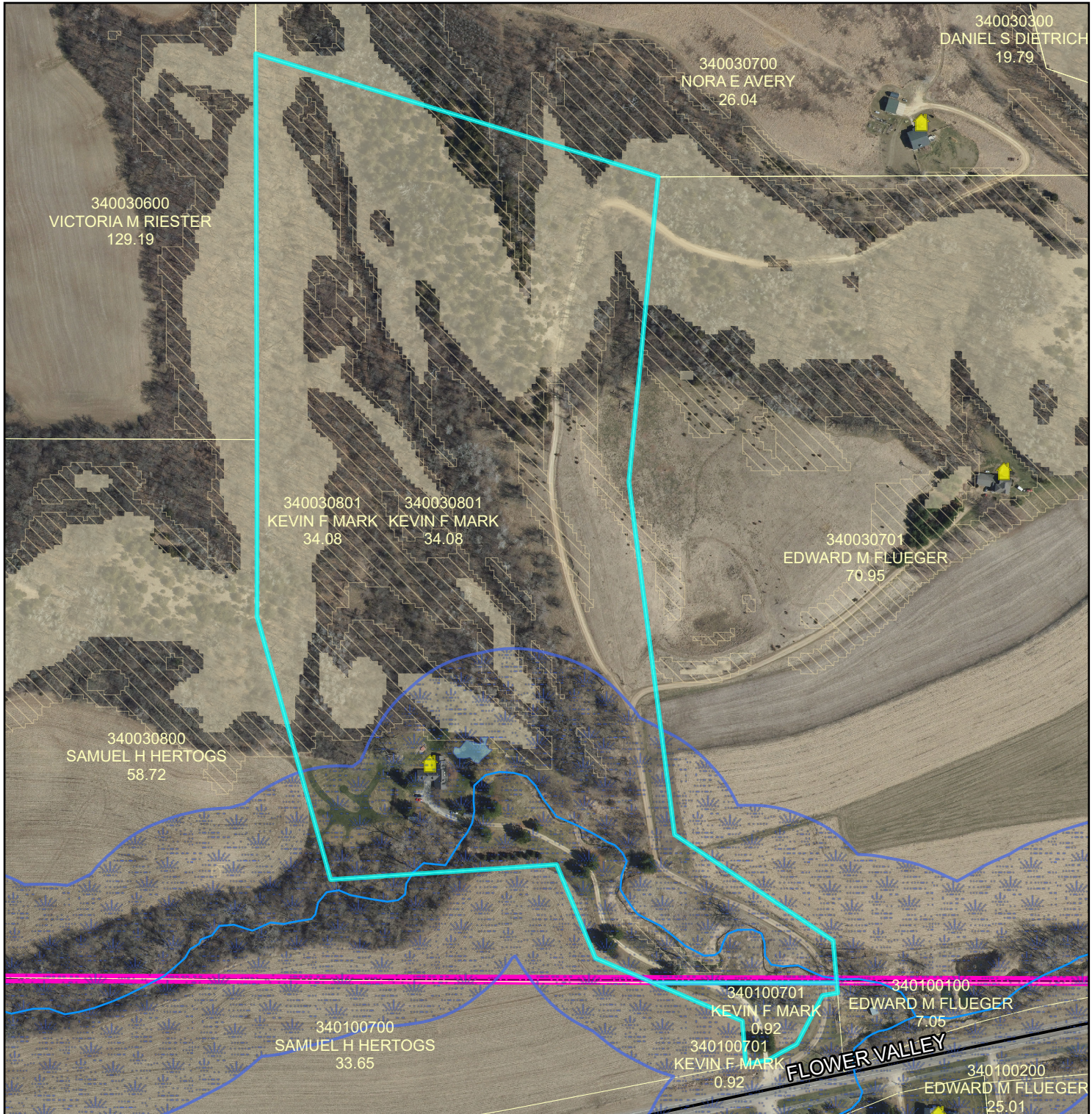
The property is currently zoned A3. Adjacent zoning districts are A3 to the north, east, and west; A2 to the south.

Subd. 10 A statement concerning the cumulative effect and compatibility of the requested zoning change on the affected Township and any cities located within 2 miles of the proposed parcel.

Rezoning the subject parcel to R1 does not appear to have negative cumulative effects on the immediate surrounding area or the City of Red Wing. The area is used primarily for low purposes and low-intensity recreational and agricultural uses. Rezoning the property to R1 would not be incompatible with the predominant uses. The Planning Commission and County Board will need to determine whether the proposed rezone will negatively affect future annexation efforts of the city of Red Wing.

Subd. 11. Additional information as may be requested by the Planning Commission or zoning staff.

MAP 01: PROPERTY OVERVIEW



Planning Advisory Commission

Public Hearing
June 17, 2019

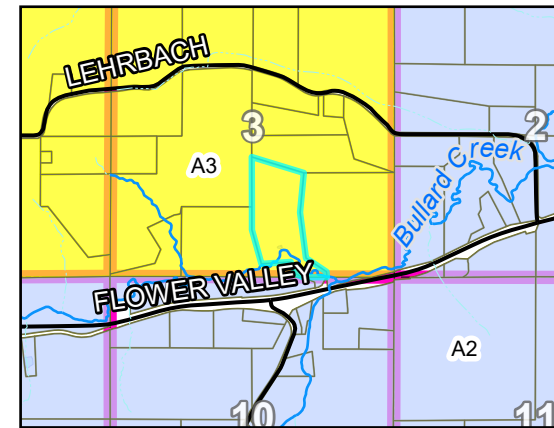
Kevin Mark
A3 Zoned District

Parcels 34.010.0701 & 34.003.0801
Part of SE 1/4 of Sect 03 and Part of the
NE 1/4 of Sect 10 all in Twp 109 R15
Hay Creek Township

Map Amendment request to
rezone 35 acres from A3 to R1

Legend

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



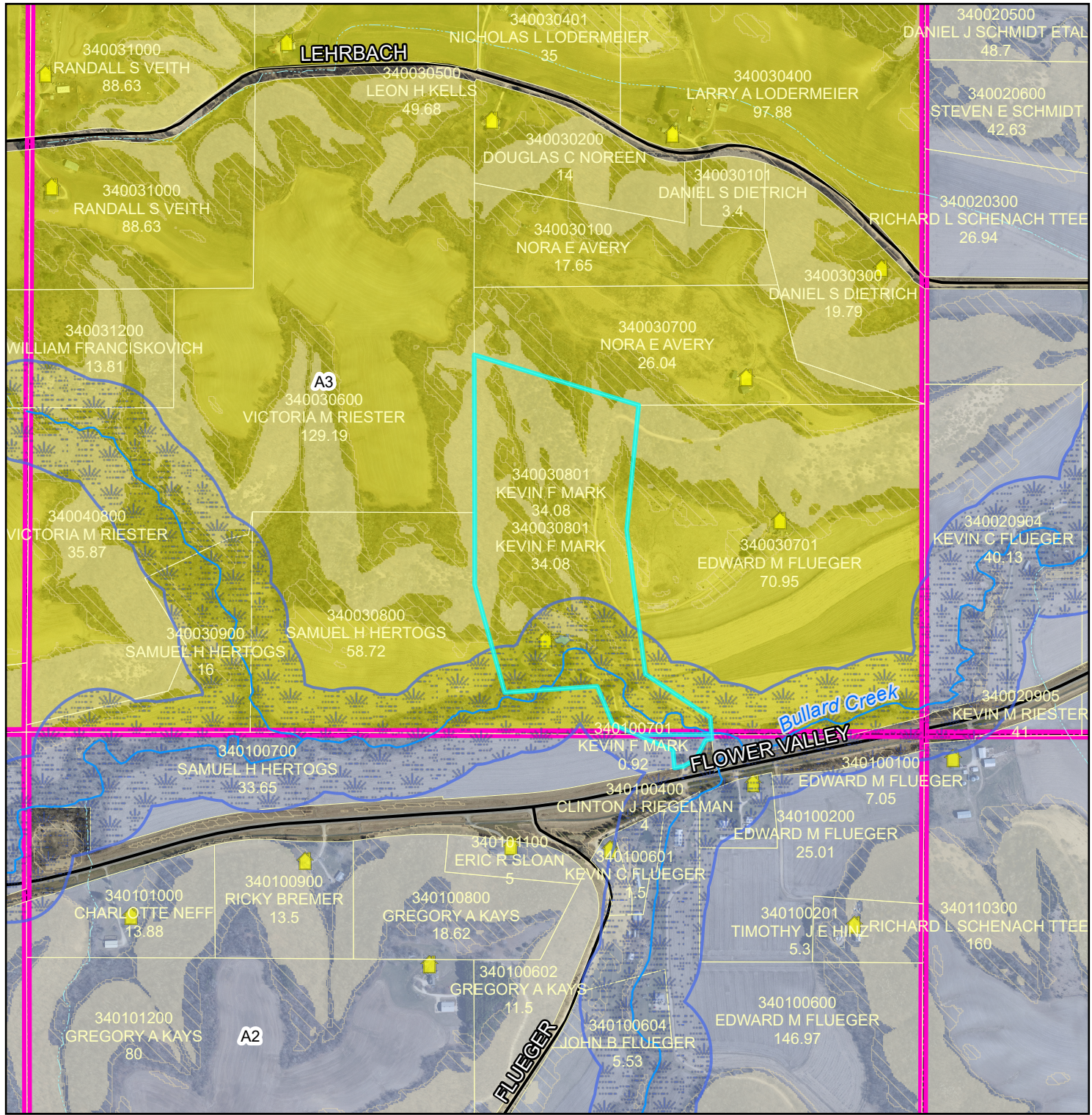
0 130 260 520 780 US Feet

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2018 Aerial Imagery
Map Created June, 2019 by LUM



MAP 02: VICINITY



Planning Advisory Commission

Public Hearing
June 17, 2019

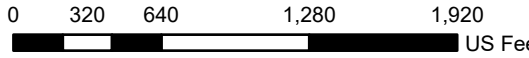
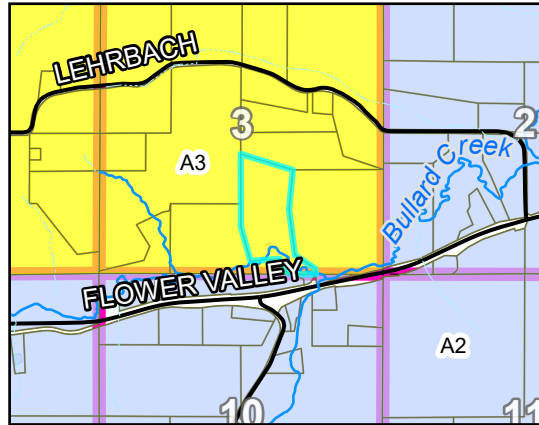
Kevin Mark
A3 Zoned District

Parcels 34.010.0701 & 34.003.0801
Part of SE 1/4 of Sect 03 and Part of the
NE 1/4 of Sect 10 all in Twp 109 R15
Hay Creek Township

Map Amendment request to
rezone 35 acres from A3 to R1

Legend

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

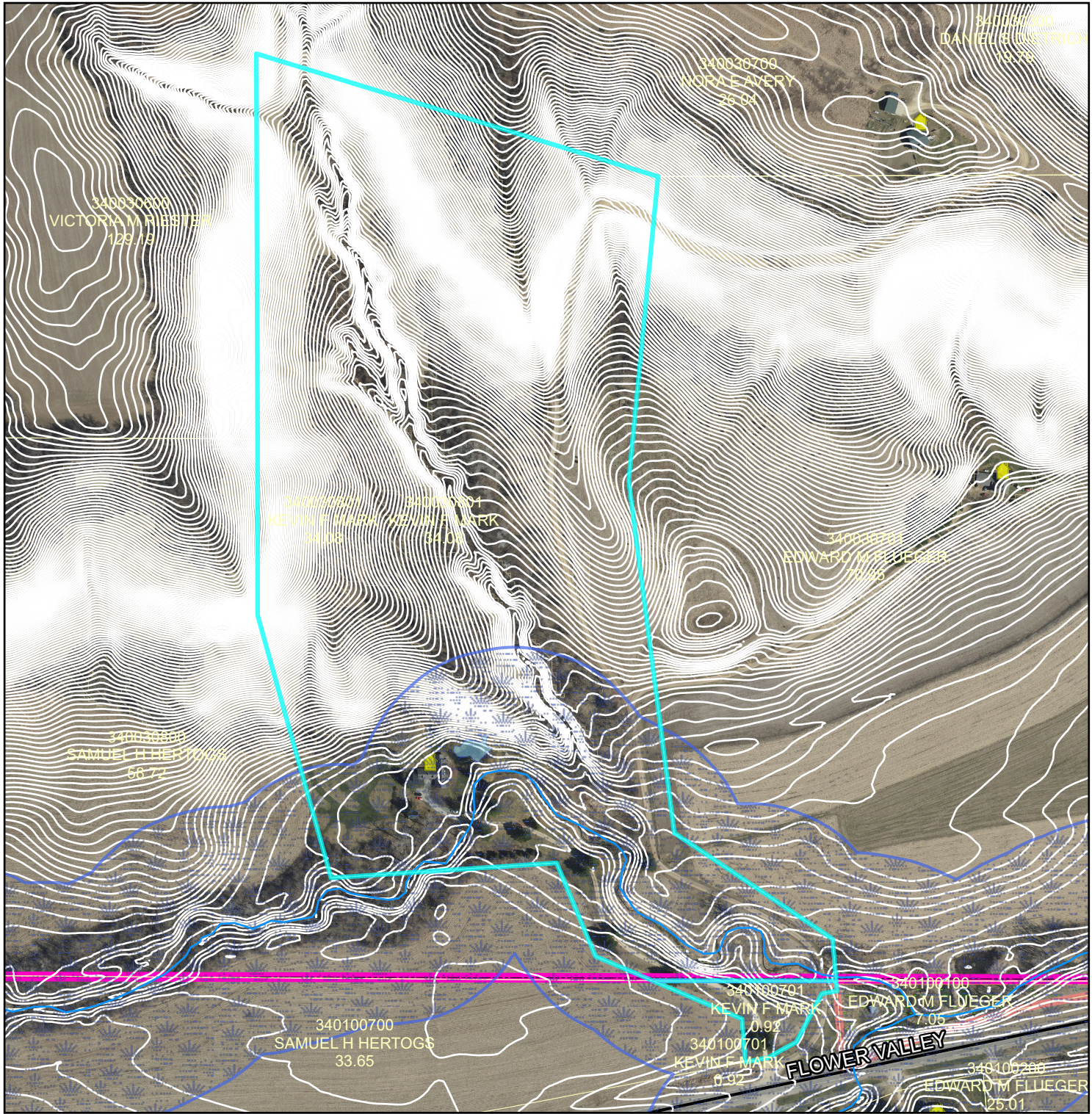


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2018 Aerial Imagery
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MAP 03: ELEVATION (2-foot contours)



Planning Advisory Commission

Public Hearing
June 17, 2019

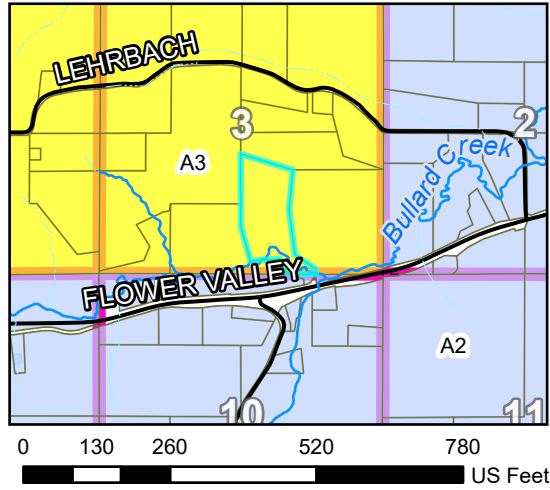
Kevin Mark
A3 Zoned District

Parcels 34.010.0701 & 34.003.0801
Part of SE 1/4 of Sect 03 and Part of the
NE 1/4 of Sect 10 all in Twp 109 R15
Hay Creek Township

Map Amendment request to
rezone 35 acres from A3 to R1

Legend

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

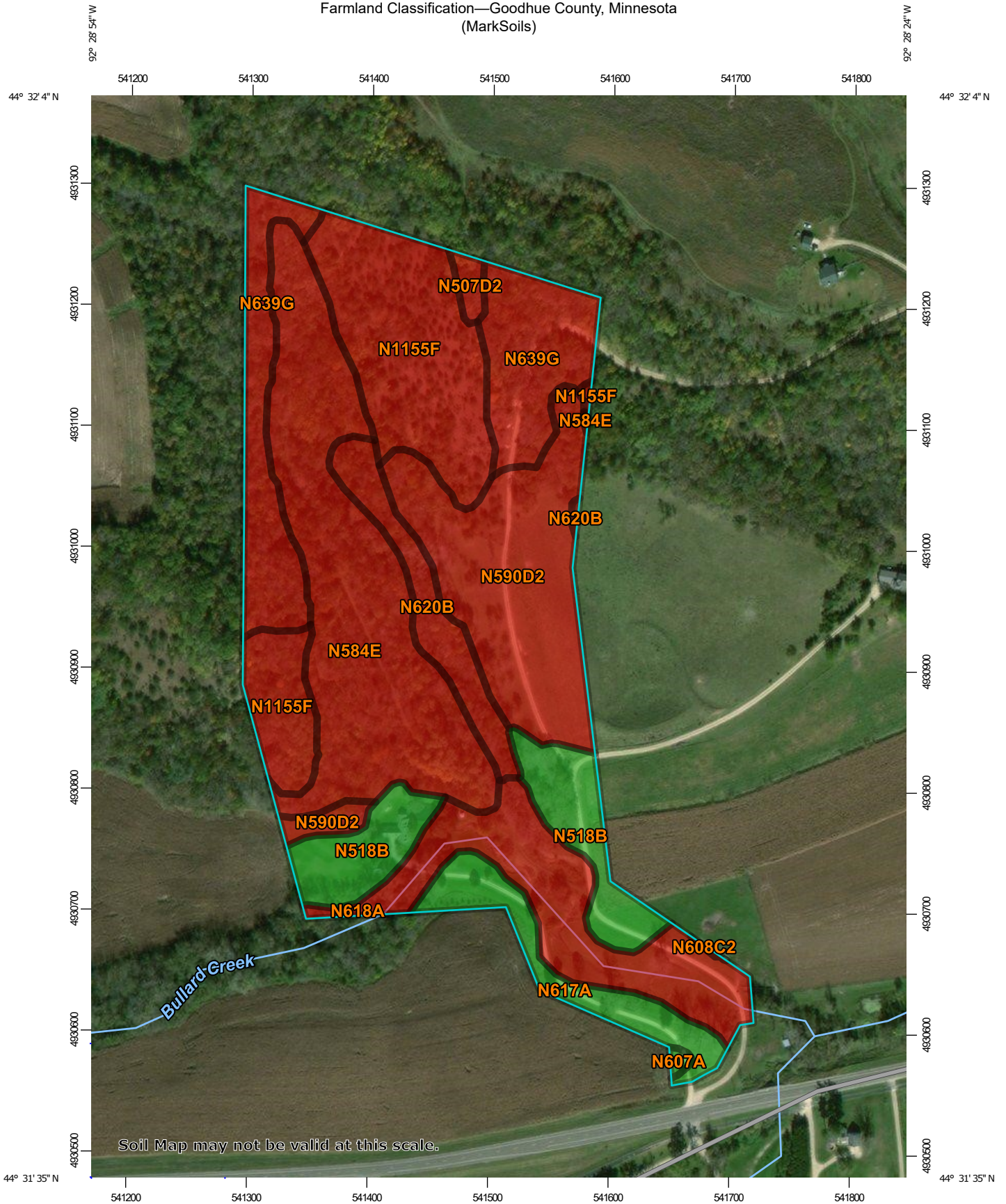


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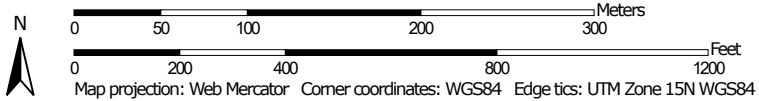
2018 Aerial Imagery
Map Created June, 2019 by LUM



Farmland Classification—Goodhue County, Minnesota
(MarkSoils)



Map Scale: 1:4,360 if printed on A portrait (8.5" x 11") sheet.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/7/2019
Page 1 of 6

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
N507D2	Timula-Mt. Carroll complex, 12 to 18 percent slopes, moderately eroded	Not prime farmland	0.3	0.7%
N518B	Lindstrom silt loam, 2 to 6 percent slopes	All areas are prime farmland	3.6	8.5%
N584E	Downs silt loam, valleys, 18 to 25 percent slopes	Not prime farmland	9.8	23.0%
N590D2	Tama silt loam, valleys, driftless, 12 to 18 percent slopes, moderately eroded	Not prime farmland	6.9	16.2%
N607A	Meridian silt loam, 0 to 3 percent slopes	All areas are prime farmland	0.1	0.2%
N608C2	Malardi loam, 6 to 12 percent slopes, moderately eroded	Not prime farmland	0.0	0.0%
N617A	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	2.1	4.9%
N618A	McPaul silt loam, 0 to 3 percent slopes, frequently flooded	Not prime farmland	4.9	11.4%
N620B	Chaseburg silt loam, 2 to 12 percent slopes, frequently flooded	Not prime farmland	2.1	4.9%
N639G	Frontenac-Lacrescent complex, 30 to 70 percent slopes	Not prime farmland	5.8	13.5%
N1155F	Brodale-Bellechester complex, 30 to 60 percent slopes, rocky	Not prime farmland	7.2	16.8%
Totals for Area of Interest			42.7	100.0%

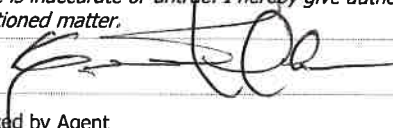
Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

GOODHUE COUNTY ZONING DISTRICT CHANGE APPLICATION

Parcel # 340100701 + 340030801

Permit # Z19.0025

PROPERTY OWNER INFORMATION			
Last Name	<u>Mark</u>	First	<u>Kevin</u>
M.I.	<u>F</u>	Date of Birth	<u>1/4/53</u>
Street Address	<u>29739 Flower Valley Rd</u>		Phone
City	<u>Red Wing</u>	State	<u>MN</u> Zip <u>55066</u>
Authorized Agent			Attach Legal Description as Exhibit "A" <input checked="" type="checkbox"/>
Mailing Address of Landowner:			Phone
<u>Same</u>			
Mailing Address of Agent:			
PROJECT INFORMATION			
Site Address (if different than above): <u>Same</u>			
Lot Size	<u>35 @</u>	Structure Dimensions (if applicable)	
Existing Zone	<u>A-3</u>	Proposed Zone <u>R-1</u>	
Existing Use <u>Homestead</u>			
Proposed Use: <u>Homestead</u>			
DISCLAIMER AND PROPERTY OWNER SIGNATURE			
<p><i>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.</i></p>			
Signature of Landowner		Date <u>5-13-19</u>	
			
Signature of Agent Authorized by Agent			
TOWNSHIP INFORMATION			
Township Zoning Permit Attached? <input type="checkbox"/> 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	<u>Maif Schulz</u>	Title	<u>Clerk</u>
Comments:		Date <u>5-13-2019</u>	
COUNTY SECTION	COUNTY FEE \$ <u>500</u>	RECEIPT # <u>10710</u>	DATE PAID <u>5.30.19</u>
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 ZONING DISTRICT CHANGE APPLICATION

**APPLICANT FINDINGS OF FACT
AND SUPPORTING INFORMATION REGARDING ZONING DISTRICT CHANGE APPLICATION**

1. How does the requested change compatible with the Goodhue County Comprehensive Plan?

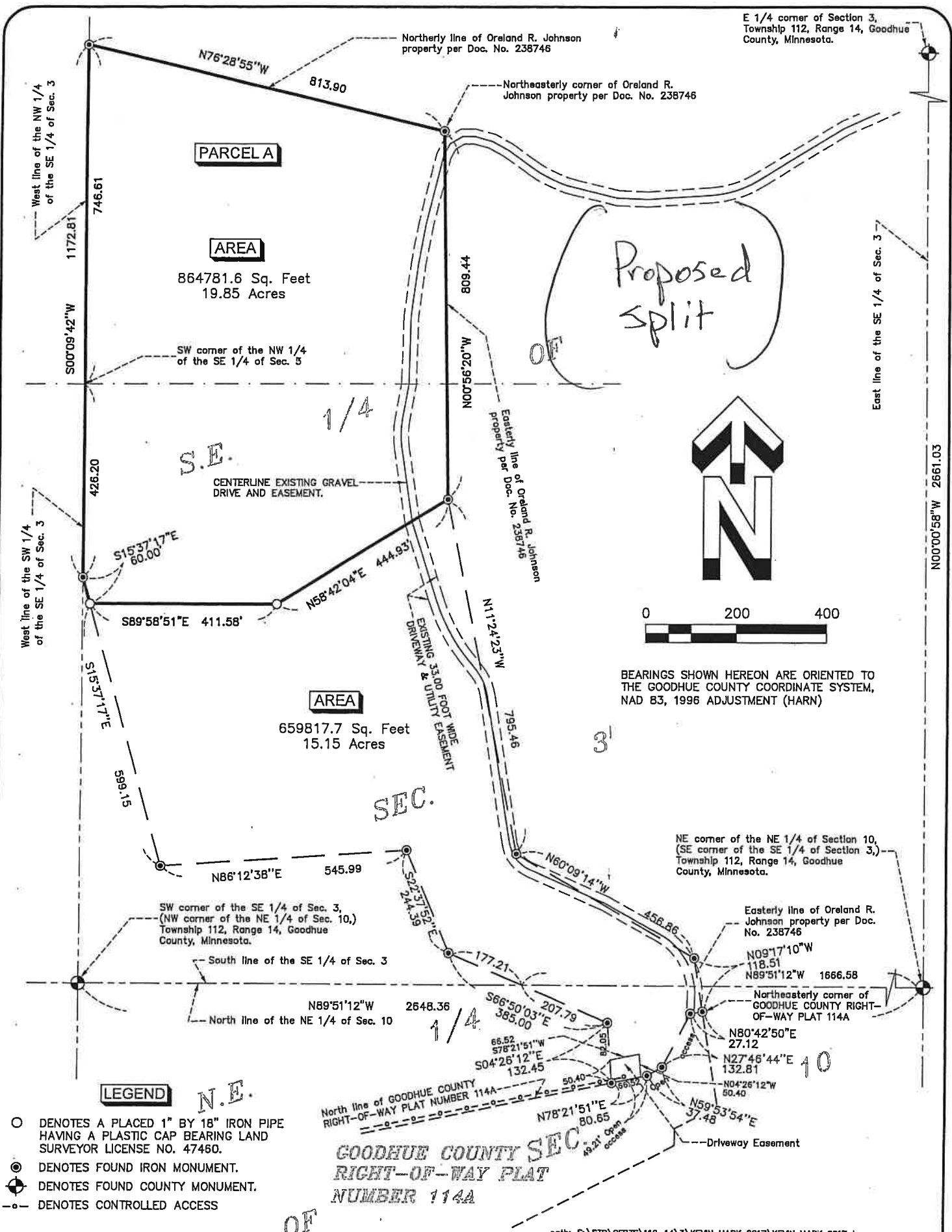
Changing this property to R1 is consistent with the area.
It is a reasonable use of the property - an additional homestead.

2. What is the cumulative effect of the requested zoning change on the affected Township and any cities located within 2 miles of the proposed parcel?

It is in an area not likely to be annexed by the City.
No additional burden to the township.

3. Is the zoning change compatible with the affected Township and any cities located within 2 miles of the proposed parcel?

It is compatible with the current use of property in the area.
No tillable land involved. Driveway and road access is already in place.



CERTIFICATE OF SURVEY FOR:
KEVIN MARK

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

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: Planning Advisory Commission
From: Land Use Management
Meeting Date: June 17, 2019
Report date: June 07, 2019

PUBLIC HEARING: Request for Map Amendment (Rezone) - Brunner

Request for map amendment, submitted by Jon Brunner (Owner), to rezone 4.28 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District).

Application Information:

Applicant: Jon Brunner (Owner)

Address of zoning request: 46060 186th AVE CT, Zumbrota, MN 55992

Parcel(s): 39.006.0900

Abbreviated Legal Description: Part of the NW ¼ of the NE ¼ of Sect 06 Twp 109 R15 in Pine Island Township

Township Information: Pine Island Township endorsed acknowledgment of the Applicant's requests on 5/20/19.

Zoning District: A3 (Urban Fringe District)

Attachments and links:

Application and submitted project summary

Site Map(s)

Survey

Rezone Project Review

City of Zumbrota Letter

Goodhue County Zoning Ordinance (GCZO):

<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Summary:

The Applicant (Jon Brunner) owns a single parcel comprising 4.28 acres in section 06 of Pine Island Township. The Applicant is requesting to rezone the parcel from A3 (Urban Fringe District) to R1 (Suburban Residence District) to allow the property to be subdivided into two 2-acre parcels and construct a new dwelling.

There is an existing dwelling on the property that is the Applicant's current residence. The Applicant intends to sell his existing dwelling and construct a new dwelling on the southern portion of the parcel upon completion of his proposed rezone and parcel split. The parcel cannot currently be subdivided as the minimum parcel size for property in the A3 district is 35 acres.

New R1 districts are required to be a minimum of 1,000 feet from registered Feedlots. There is an existing registered Feedlot owned by Thomas Henderson located approximately 250 feet southeast of the subject parcel. Mr. Brunner has applied for a variance to the Feedlot setback requirement and his request is scheduled to be considered by the Goodhue County Board of Adjustment on June 24, 2019. Thomas and Mary Henderson submitted a signed letter stating they are not opposed to the proposed variance request. A variance would need to be approved before an R1 zone change could be approved by the County Board.

Project Summary:

Property Information:

- The subject property consists of a single parcel comprising 4.28 acres. Driveway access is located off of 186th Ave on the west side of the property. Jefferson DR abuts the parcel to the north.
- The property is currently zoned A3. Adjacent zoning districts are A3 to the north, east and south; R1 to the west. The parcel is not currently contiguous with Zumbrota city limits. Zumbrota city staff have communicated that the city is currently considering annexation of property to the northeast of the subject parcel (PID 39.006.0100) which is proposed for future educational development.
- Surrounding land uses include a mix of undeveloped agricultural lands and medium to high-density residential within the city of Zumbrota to the north and west. There is low to medium density residential housing (Anderson Addition Plat) and undeveloped open space within Pine Island Township to the south. An active registered Feedlot and agricultural lands lie east of the site. As previously stated, a variance would need to be approved before an R1 zone change could be approved by the County Board to address Feedlot setback standards to new R1 districts.
- The property is not located within a Historic Preservation District. It is not anticipated that any scenic or historic amenities will be negatively impacted as a result of the proposed rezone.
- The parcel is not designated Shoreland or Floodplain. There are some steeper slopes (approximately 12%) along the north and easterly portions of the property. There are no Blufflands on the property, but care should be taken during any future development of the site to prevent erosion and contain runoff during any construction.

Existing/Proposed Uses:

- The property currently has a single-family dwelling with attached garaged served by a private well and septic system. The Applicant intends to split the property into two 2-acre parcels and establish a new dwelling in the southern portion of the property. A new septic system would be installed for the new dwelling. The Applicant intends to share Jeffrey Smith’s existing well to the south (PID 39.006.1000).

Planning Information:

- The R1 District is intended to provide a district that defines and protects areas suitable for low to medium density residential development as the principal use of the land and to allow related facilities desirable for a residential environment. It is also intended that the district allows varying densities of development in accordance with the ability to provide water and sewer facilities.
- The property is not currently used for agricultural purposes. The USDA soil survey indicates some of the property is composed of fill materials. The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Anthroportic Udorthents-Pits-Dumps	2-45%	2.6	55.0%	Not Prime Farmland
Basset-Racine Complex	12-18%	2.1	45.0 %	Not Prime Farmland

- The proposed rezone appears compatible with the goals and objectives of the Goodhue County Comprehensive Plan:

“Support the establishment of rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County”

“Soils with Prime Farmland Rating shall be protected from residential development whenever possible”

Goodhue County does not have a future land use map.

- Section 06 is a mix of R1, A3, and the city of Zumbrota. A3 Districts allow a maximum of one dwelling per 35 acres. There are currently 8 dwellings within the A3 districts (including the Applicant’s) and 13 dwellings in the R1 zoned portions of the section. Rezoning the parcel to R1

would not affect the existing dwelling development eligibility of surrounding A3 and R1 parcels as they are not based on section density.

- The proposed split of the lot into two parcels will require a survey and conformance with Goodhue County Subdivision Controls Ordinance. At a minimum the Applicant will need to demonstrate that adequate area is available to site the dwelling, well, and 2 septic systems (initial and replacement sites).

Pine Island Township/City of Zumbrota:

- Pine Island Township endorsed acknowledgment of the Applicant’s request. LUM staff discussed the proposal with Township officials and have been informed that the Township is not opposed to the rezone or future parcel split. Pine Island Township does not have an official zoning map, so they defer to the County for map amendment requests.
- LUM staff discussed the request with Zumbrota city staff. The city has provided a letter of opposition to the proposed rezone (see attached).

The Planning Commission and County Board will need to determine whether the proposed rezone will be detrimental to future annexation efforts of the city of Zumbrota. It should be noted that the entire Anderson Addition Plat (13 dwellings) is not within the Zumbrota’s city limits and no portion of Mr. Brunner’s property is currently contiguous with the city. LUM staff are not aware of any immediate plans to annex the Anderson Addition Plat.

PAC Motions for Consideration

Motion to APPROVE:

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

recommend that the County Board of Commissioners **APPROVE** the map amendment request from Jon Brunner to rezone parcel 39.006.0900 from A3 (Urban Fringe District) to R1 (Suburban Residence District).

Motion to DENY:

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

recommend that the County Board of Commissioners **DENY** the map amendment request from Jon Brunner to rezone parcel 39.006.0900 from A3 (Urban Fringe District) to R1 (Suburban Residence District).



City of Zumbrota
175 West Avenue
Zumbrota, MN 55992
Phone 507-732-7318
Fax 507-732-7884

June 06, 2019

Re: June 17, 2019 Goodhue Planning Commission Meeting – Brunner Re-Zone

It has been brought to the attention of the City of Zumbrota that the property owner, Jon Brunner of Pine Island Township (Parcel ID: 39.006.0900), has petitioned to rezone his property to Residential. The City of Zumbrota opposes this request to rezone as it would interfere with future development of city roads and services should the property owners petition to annex into the City.

The City of Zumbrota prefers that adjacent property owners annex their property into the City prior to residential development in order to better manage growth and improvement of roads and services.

Due to the short suspense time of this opinion, the City Council has not been able to give a formal and official opinion and until the City Council is able to do so, this opinion is policy of the City Planning and Zoning Department.

If you have any further questions or concerns, please do not hesitate to contact us.

Sincerely,

Ryan Soukup
(507)732-7318
Community Development Director

Goodhue County Land Use Management

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

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
 Telephone: 651.385.3104
 Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
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Project Review per Article 3, Section 2, Subd. 5-10:

- Subd. 5
- A. The names and addresses of the petitioner or petitioners and their signatures to the petition. **See application**
 - B. Survey information: **See application**
 - C. The current and proposed district: **A3 to R1**
 - D. The current use and the proposed use of the land. **The property currently has a single-family dwelling with attached garaged and is served by a private well and septic system. The applicant intends to split the property into two 2-acre parcels and establish a new dwelling in the southern portion of the property.**
 - E. The reason for the requested change of zoning district. **The applicant is requesting the zone change to allow him to split the property into 2 approximately 2-acre parcels so he can sell his existing dwelling and construct a new dwelling on the proposed new parcel in the southern portion of the property.**
 - F. A copy of the soil map showing the soils types within the proposed boundary and the surrounding area. **A soils map for the site has been prepared.**
 - G. Prime Farmland Rating of the soil types in F.
 - The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Anthroportic Udorthents-Pits-Dumps	2-45%	2.6	55.0%	Not Prime Farmland
Basset-Racine Complex	12-18%	2.1	45.0 %	Not Prime Farmland

H. A statement of how the requested change is compatible with the Goodhue County Comprehensive Plan including but not limited to the following:

1. The environmental impacts of the proposed use of land on the:
 - a. Groundwater
 - b. Natural plant and animal communities
 - c. Existing trees and vegetation
 - d. Bluffland stability
 - e. Shoreland stability

The parcel is not designated shoreland or floodplain. There are some steeper slopes (approximately 12%) along the north and easterly portions of the property. There are no Blufflands on the property, but care should be taken during any future development of the site to prevent erosion and contain runoff during any construction.

2. The compatibility with surrounding land uses

Surrounding land uses include a mix of undeveloped agricultural lands and medium to high density residential within the city of Zumbrota to the north and west. There is low to medium density residential housing and undeveloped open space within Pine Island Township to the south. An active registered Feedlot and agricultural lands lie east of the site. A variance would need to be approved before an R1 zone change could be approved by the County Board to address Feedlot setback standards to new R1 districts. Given the site

is adjacent to existing residential development and impacts to future expansion of agriculture in the area would be limited we do not anticipate any negative impacts to rezoning the property to an R1 zone as the classification is compatible with existing and future uses in the surrounding area. The Planning Commission and County Board should consider whether the proposed rezone would be incompatible with any planned future annexation efforts of the city of Zumbrota.

3. The physical and visual impacts on any scenic or historic amenities within or surrounding the proposed parcel.

It is not anticipated that any scenic or historic amenities will be negatively impacted as a result of the proposed rezone.

Subd. 6 The housing density of the affected Section

Section 06 is a mix of R1, A3, and the city of Zumbrota. A3 Districts allow a maximum of one dwelling per 35 acres. There are currently 8 dwellings within the A3 districts of the section (including the Applicant's). There are currently 13 dwellings in the R1 zoned portion of the section. The Applicant intends to split the property to create a second dwelling site. Rezoning the parcel to R1 would not affect the existing dwelling development eligibility of surrounding A3 and R1 parcels as they are dependent on individual lot sizes, not section density.

Subd. 7 The impact on any surrounding agricultural uses

This property is not currently being farmed and the soils on the site are not conducive to agriculture. There are crop farming and feedlot activities to the north and east of the site. There are existing registered feedlots owned by Thomas Henderson located approximately 250 feet south of the subject parcel. The Applicant has applied for a variance to the 1,000 foot Feedlot setback requirement and his request is scheduled to be considered by the Goodhue County Board of Adjustment on June 24, 2017. Mr. Henderson submitted a signed letter of support for consideration with the variance request. A variance would need to be approved before an R1 zone change could be approved by the County Board.

Subd. 8 The impact on the existing transportation infrastructure

The property is accessed off of 186th Ave (gravel surface). The change of zone is not anticipated to negatively impact traffic or existing transportation infrastructure.

Subd. 9 The impact on surrounding zoning districts

The property is currently zoned A3. Adjacent zoning districts are A3 to the north, east and south; R1 to the west. The property is not currently contiguous to Zumbrota city limits. Zumbrota city staff have communicated that the city is currently considering annexation of property to the northeast of the subject parcel (PID 39.006.0100) which is proposed for future educational development.

Subd. 10 A statement concerning the cumulative effect and compatibility of the requested zoning change on the affected Township and any cities located within 2 miles of the proposed parcel.

Rezoning the subject parcel to R1 does not appear to have negative cumulative effects on the immediate surrounding area or the City of Zumbrota. The area is used primarily for low to medium density purposes and rezoning the property to R1 would be more compatible with the predominant uses. The Planning Commission and County Board will need to determine whether the proposed rezone will negatively affect future annexation efforts of the city of Zumbrota. It should be noted that the entire Anderson Addition Plat (13 dwellings) is not within the Zumbrota City limits. LUM Staff are not aware of any immediate plans to annex the Anderson Addition Plat.

Subd. 11. Additional information as may be requested by the Planning Commission or zoning staff.

MAP 01: PROPERTY OVERVIEW



Planning Advisory Commission

Public Hearing
June 17, 2019

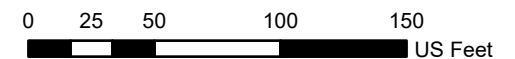
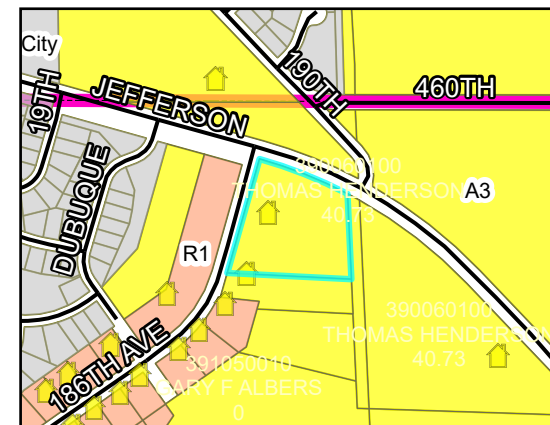
Jon Brunner
A3 Zoned District

Parcel 39.006.0900
Part of the NW 1/4 of the NE 1/4 of Sect
06 Twp 109 R15 in Pine Island Township

Map Amendment request to
rezone 4.28 acres from A3 to R1

Legend

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

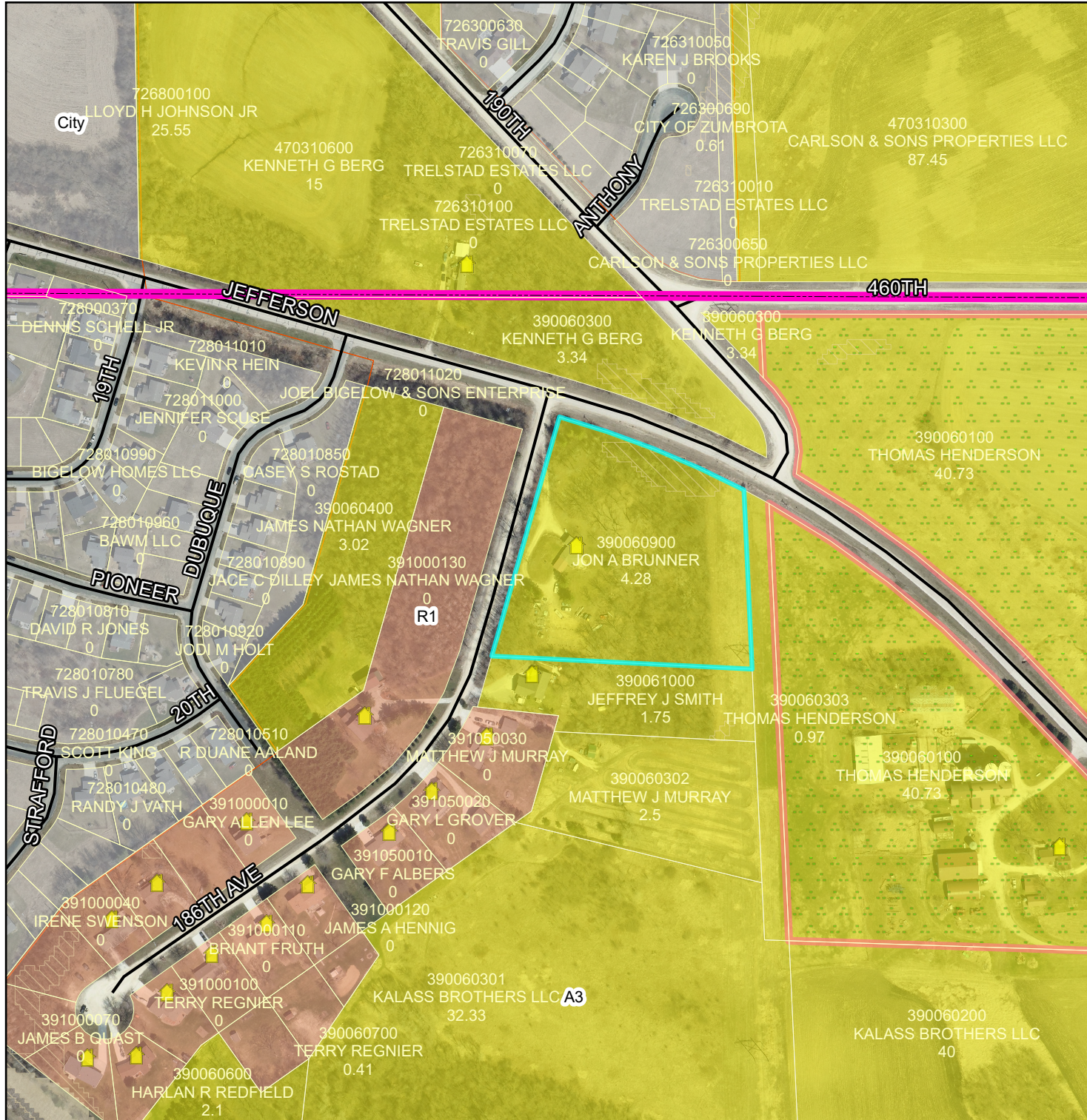


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Map Created June, 2019 by LUM



MAP 02: VICINITY



Planning Advisory Commission

Public Hearing
June 17, 2019

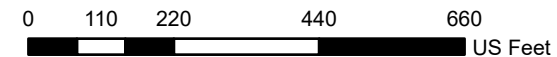
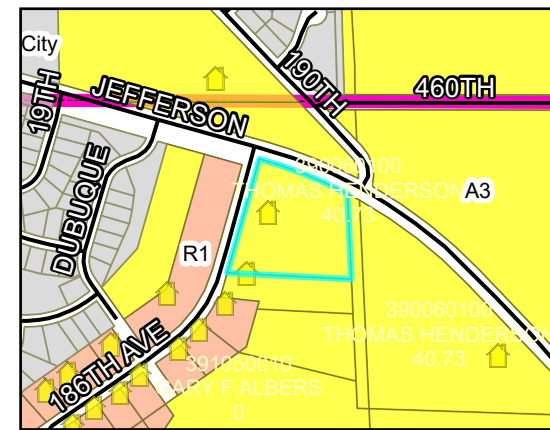
Jon Brunner
A3 Zoned District

Parcel 39.006.0900
Part of the NW 1/4 of the NE 1/4 of Sect
06 Twp 109 R15 in Pine Island Township

Map Amendment request to
rezone 4.28 acres from A3 to R1

Legend

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



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MAP 03: ELEVATION (2-foot contours)



Planning Advisory Commission

Public Hearing
June 17, 2019

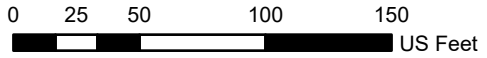
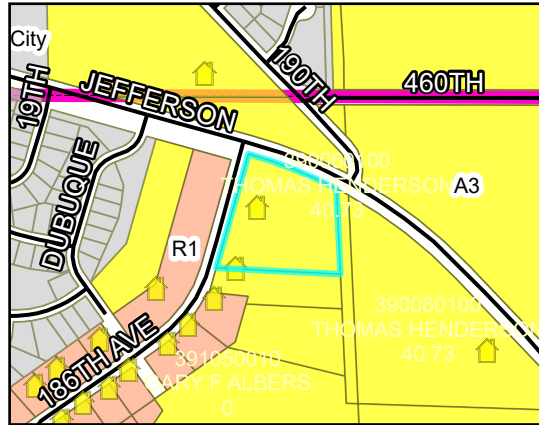
Jon Brunner
A3 Zoned District

Parcel 39.006.0900
Part of the NW 1/4 of the NE 1/4 of Sect
06 Twp 109 R15 in Pine Island Township

Map Amendment request to
rezone 4.28 acres from A3 to R1

Legend

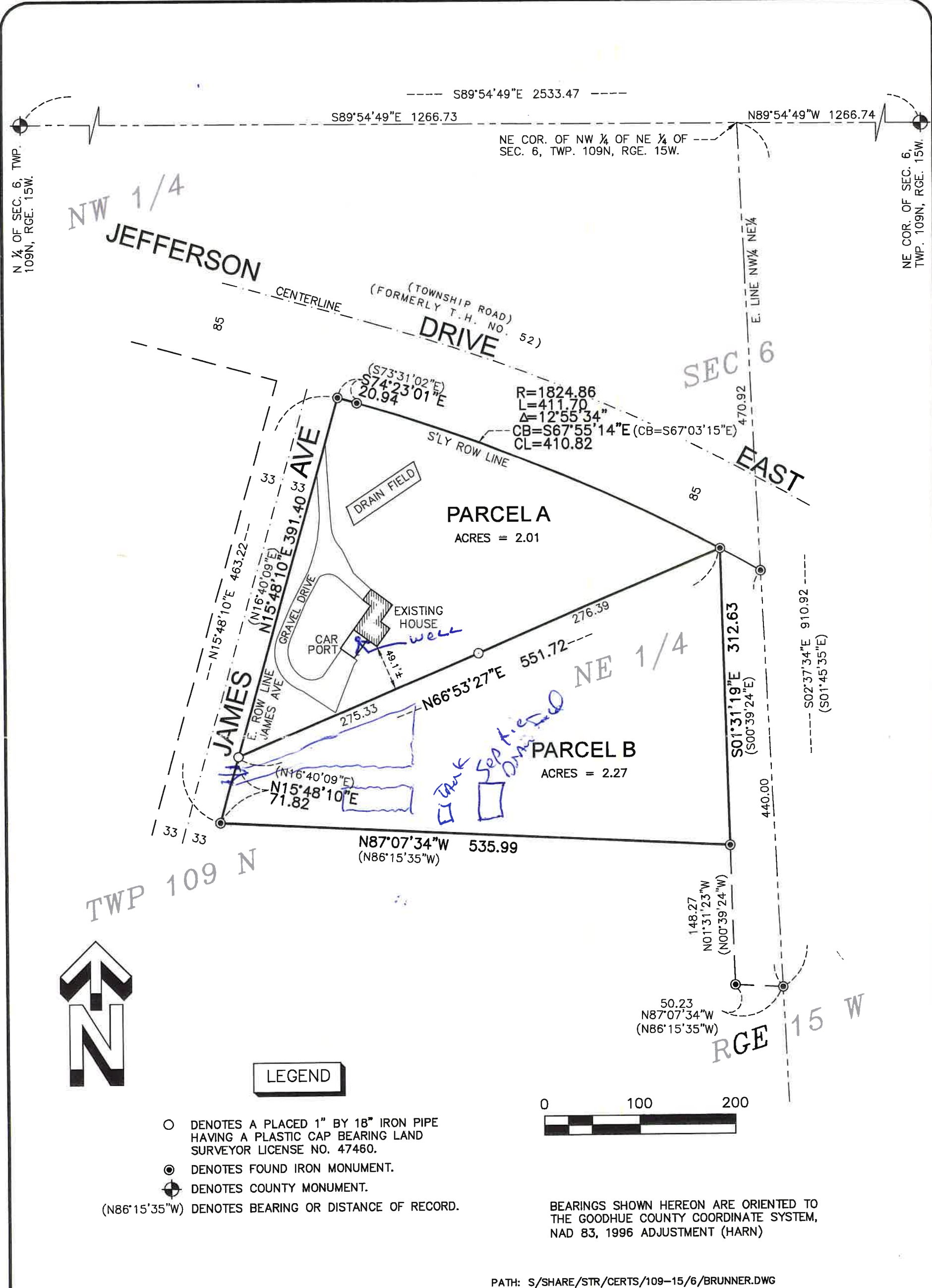
- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | FEMA Flood Zones |
| Historic Districts | 2% Annual Chance |
| Parcels | A |
| Registered Feedlots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



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2018 Aerial Imagery
Map Created June, 2019 by LUM





PATH: S/SHARE/STR/CERTS/109-15/6/BRUNNER.DWG

CERTIFICATE OF SURVEY FOR:

JON BRUNNER



JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING

1203 MAIN STREET, RED WING, MN 55066
 (651) 388-1558

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Marcus S. Johnson

Marcus S. Johnson
 Minnesota License No. 47460
 Date: October 17, 2018

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 2 SHEETS	18-807	S-7798	

GOODHUE COUNTY ZONING DISTRICT CHANGE APPLICATION

RECEIVED

MAY 22 2019

Land Use Management

Parcel # R39.006.0902

Permit # Z19.0023

PROPERTY OWNER INFORMATION

Last Name <u>Brunner</u>	First <u>Tom</u>	M.I. <u>A</u>	Date of Birth
Street Address <u>46060 186th Ave Ct.</u>		Phone	
City <u>ZTA</u>	State <u>MN</u> Zip <u>55992</u>	Attach Legal Description as Exhibit "A" <input type="checkbox"/>	
Authorized Agent		Phone	
Mailing Address of Landowner: <u>PO Box 11 ZTA 55992</u>			
Mailing Address of Agent:			

PROJECT INFORMATION

Site Address (if different than above):

Lot Size 2 acres Structure Dimensions (if applicable)

Existing Zone A3 Proposed Zone _____

Existing Use Residential

Proposed Use: Residential

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 5-15-19

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 C Chairman Date 5-20-19

Comments:

COUNTY SECTION COUNTY FEE \$500 RECEIPT # 16761 DATE PAID 5-22-19

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:

**APPLICANT FINDINGS OF FACT
AND SUPPORTING INFORMATION REGARDING ZONING DISTRICT CHANGE APPLICATION**

1. How does the requested change compatible with the Goodhue County Comprehensive Plan?

Property is next to other Residential
Homes - Zone

2. What is the cumulative effect of the requested zoning change on the affected Township and any cities located within 2 miles of the proposed parcel?

Township is in favor of this addition

3. Is the zoning change compatible with the affected Township and any cities located within 2 miles of the proposed parcel?

Yes - compatible with surrounding uses.

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: Planning Advisory Commission
From: Land Use Management
Meeting Date: June 17, 2019
Report date: June 07, 2019

PUBLIC HEARING: Consider Adoption of Conservation Subdivision District

Hearing to consider creation of a Conservation Subdivision District in the Goodhue County Zoning Ordinance. The proposed district is intended to provide a residential development option that supports the rural character and residential development goals of Goodhue County, while permanently preserving open space, agriculture, and natural resource areas.

Attachments:

Proposed Conservation Subdivision Ordinance
Proposed amendments to Article 20 "Table of Uses"
[Goodhue County Zoning Ordinance](#)

Summary:

LUM staff is proposing the adoption of a Conservation District as a new zoning district within the Goodhue County Zoning Ordinance. Currently the only option for increasing density in the rural areas is to rezone to an R1 (Suburban Residence District). The R1 district was created primarily for medium-density, small lot residential development and is often not a suitable district for increasing density in the rural areas. The Conservation Subdivision district is intended to provide a new "tool" for low-density rural residential development with a focus on preservation of recreational and agricultural resources.

As presented, the Conservation Subdivision District requires a potential Applicant to Plat the property in conformance with the Goodhue County Subdivision Controls Ordinance. The District would be a separate zone that would replace the existing zoning district of a given area and dwelling development within the District would not count against the overall section density for A1 or A2 districts.

Staff Recommendation:

Land Use Management staff recommends the Planning Advisory Commission adopt the staff report into the record, and recommend the County Board of Commissioners **APPROVE** the adoption of the Conservation Subdivision District.

PROPOSED GOODHUE COUNTY CONSERVATION SUBDIVISION (CS) DISTRICT

SECTION 1. PURPOSE

The Conservation Subdivision (CS) District is intended to provide a residential development option that supports the rural character and residential development goals of Goodhue County, while permanently preserving open space, agriculture, and natural resource areas, beyond planned future extension of urban services.

Section 2. PERMITTED USES

All permitted uses are subject to zoning and building permits. Permitted uses allowed in the CS Zoning District shall be as shown in Article 20, Section 7, "Table of Uses".

Section 3. CONDITIONAL USES AND INTERIM USES

All conditional uses and interim uses are subject to zoning and building permits. Conditional and interim uses allowed in the CS Zoning District shall be as shown in Article 20, Section 7, "Table of Uses."

Section 4. ACCESSORY STRUCTURES AND USES

Accessory buildings in the CS district may be permitted when located on the same parcel as the principal building and shall comply with the following standards:

- Subd. 1. No accessory buildings shall be permitted on a parcel prior to the establishment of the principal building.
- Subd. 2. Detached accessory buildings shall be limited in size to 7,200 square feet in area.
- Subd. 3. Greenhouses, conservatories, swimming pools, tennis courts or similar non-commercial recreational facilities for the private enjoyment and convenience of the residents of the principal use and their guests shall be allowed.
- Subd. 4. Any temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of such construction work.

Section 5. DIMENSIONAL REQUIREMENTS

- Subd. 1. Minimum Subdivision Size. The minimum area required for a Conservation Subdivision shall be 40 contiguous acres.
- Subd. 2. Density. The maximum density of Conservation Subdivisions without a shared SSTS shall be 4 dwellings. The maximum density of Conservation Subdivisions with a shared SSTS shall be 6 dwellings.

Subd. 3 Lot Size. Any lot on which a single-family dwelling unit is to be erected shall contain a minimum of 3 acres of Buildable Area. Lots with a shared SSTS shall be a minimum of 2 acres of Buildable Area.

Subd. 4 Yard Requirements. Every building shall meet the following Yard requirements:

A. Front Yard.

1. There shall be a minimum setback of 40 feet from the right-of-way line of any public road or highway.

2. There shall be a minimum setback of 25 feet from the right-of-way line any private road.

B. Side and Rear Yards. Every building shall have a minimum setback of 40 feet.

C. Buffer zones. All dwellings and accessory structures shall have a minimum setback of 100 feet from surrounding agricultural uses.

Subd. 5 Height Requirements. Every building shall have a maximum height of 35 feet.

Subd. 6 Open Space Requirements. Conservation Subdivisions shall identify a conservation theme. Conservation themes may include, but are not limited to, forest, water quality, farmland, or view-shed preservation. The conservation theme shall guide the location and use of the designated Open Space.

A. A minimum of 50% of the total acreage in the Conservation Subdivision shall be designated as Open Space.

B. Where practical, designated Open Space shall be contiguous with adjacent agriculture, wildlife corridors, forestry, natural habitats, preserves, or trails.

SECTION 6. GENERAL DISTRICT REGULATIONS

Subd. 1 A proposed Minnesota Statute 505 plat shall accompany all Conservation Subdivision change of zone requests and shall be considered part of the application. The plat must obtain the approval of the Township in which it is located in order to be recorded. No buildings or development may occur on the site until the plat is recorded.

Subd. 2 Open Space Ownership and Management. All lands and improvements in designated Open Spaces shall be established, managed and maintained in accordance with the following:

A. Conservation Easement. A permanent Conservation Easement that encompasses the entire Open Space area must be recorded prior to, or at the time of platting.

- B. Conservation Easements shall be governed by Minnesota Statute 84C.01-84C.05, and include:
1. The entity to maintain the designated Open Space;
 2. The purposes of the Conservation Easement;
 3. The legal description of the land within the easement;
 4. The restrictions on the use of the land;
 5. A restriction from future dwelling development of the easement;
 6. The standards under which the Open Space will be maintained; and
 7. Who will have access to the Open Space.
- C. All structures located within the designated Open Space must obtain appropriate permits. As part of the permit application, structures must demonstrate they are in harmony with the associated Open Space theme. Shared SSTS and shared wells within the Conservation Subdivision may be located within the Open Space designated parcels if allowed by the Conservation Easement restrictions.

Subd. 3. Public Road Frontage or Road Access Easements Standards:

- A. Each Parcel shall include a minimum 33 feet of frontage on a public road right-of-way line extending to the building line. As an alternative, a single parcel that does not front on a public road may be permitted upon the recording (with the Goodhue County Recorder) of a driveway access easement that is a minimum of 33 feet in width and has been determined to be acceptable by the Goodhue County Land Use Management Department.
- B. Two parcels that do not front on a public road may be permitted upon the recording (with the Goodhue County Recorder) of a shared driveway access easement that is a minimum of 66 feet in width and has been determined to be acceptable by the Goodhue County Land Use Management.
- C. Access for 3 or more parcels shall meet the standards for public roads in the Goodhue County Subdivision Ordinance.

Definitions to be put in Article 10

Open Space –Land that is permanently protected from future dwelling development. Land that is designated as Open Space may be used for such purposes as agricultural, forest, recreational uses, or demonstrate the use is protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of the real property.

Buildable Area - The contiguous area of a parcel that is sufficient in area to accommodate the construction of water supply systems, sewage treatment systems, buildings, and driveways while maintaining adequate setbacks. Floodway, areas below Ordinary High Water Level, and Public or Private Rights-of-Way shall not be included in calculating the Buildable Area of a parcel.

GOODHUE COUNTY ZONING ORDINANCE

Table of Uses

Use	A-1	A-2	A-3	R-1	CS
Residential					
Single-Family Dwelling	P	P	P	P	P
Two, Three, Or Four Family Dwellings	NP	NP	NP	P	NP
Accessory Dwelling Unit (ADU) (Art. 11 § 31)	P	P	P	P	P
Residential Accessory Buildings $\geq 7,200\text{ft}^2$ (Art. 11 § 6)	C/I	C/I	C/I	NP	C/I
Mobile Home Park (Art. 16)	NP	NP	NP	C/I	NP
Agricultural					
Feedlots (Art.13)					
New Feedlot (Art.13)	P	P	NP	NP	NP
New Feedlot outside of Farmyard (Art.13)	C/I	C/I	NP	NP	NP
Feedlot expansion up to ≤ 100 Animal Units (Art.13)	P	P	P	NP	NP
Feedlot expansion to ≥ 300 Animal Units (Art.13)	P	C/I	NP	NP	NP
Feedlot expansion to ≥ 500 Animal Units (Art.13)	C/I	C/I	NP	NP	NP
Animal waste storage structure $\geq 500,000$ gallons (lagoon system, earthen basin, or associated structure [pit]) (Art.13)	C/I	C/I	C/I	NP	NP
Agricultural Operations (including tree farms) (Art.11 § 24)	P	P	P	NP	P
Farm Market/On-farm market/Roadside Stand $< 2400\text{ft}^2$ (Art. 11 § 29)	P	P	P	NP	NP
Farm Market/On-farm market/Roadside Stand $> 2400\text{ft}^2$ (Art. 11 § 29)	C/I	C/I	C/I	NP	NP
Plant Nurseries & Sales	P	P	P	NP	NP
Farm Wineries $< 10,000\text{ft}^2$ (Art. 11 § 27)	P	P	P	NP	NP
Farm Wineries $> 10,000\text{ft}^2$ (Art. 11 § 27)	C/I	C/I	C/I	NP	NP
Temporary/Seasonal Off-Site Roadside Produce Stands	C/I	C/I	NP	NP	C/I
Education Farm Retreat (Art. 11 § 14)	C/I	C/I	C/I	NP	NP
Non-Agricultural Uses Associated W/Agritourism (Art. 11 § 30)	C/I	C/I	C/I	NP	NP
3 horses on a minimum 5 acre lot				C/I	C/I
Commercial					
Home Businesses - Tier 1 (Art.11 § 12)	P	P	P	P	P
Home Businesses - Tier 2 (Art.11 § 12)	P	P	P	I	I
Home Businesses - Tier 3 (Art.11 § 12)	I	I	I	NP	NP
Commercial Kennel/Raising of fur-bearing animals (Art.11 § 26)	C/I	C/I	C/I ^{bc}	NP	NP
Commercial/Industrial Uses primarily intended to serve Ag. Community	C/I	C/I	C/I ^{bc}	NP	NP
Boarding or Rooming Houses as an accessory use	C/I	C/I	C/I ^{bc}	C/I	NP
Bed and Breakfast Inn (Art.11 § 13)	C/I	C/I	C/I ^{bc}	C/I	NP
Contractors Yard (Art.11 § 33)	C/I	C/I	C/I	NP	NP
Veterinary Clinic	C/I	C/I	NP	NP	NP
Industrial					
Mining, Quarrying, Excavating/Filling (Art.14)	P	P	NP	NP	NP
Junk/Salvage Reclamation Yard (Art.11 § 10)	C/I	C/I	NP	NP	NP

- a. Accessory buildings $> 500\text{ft}^2$ shall be $\geq 100\text{ft}$ from any lot line and $\geq 200\text{ft}$ from the nearest dwelling (Art.23 § 3 subd. 1)
 b. Any mining, excavating, or filling of land for these uses shall be by conditional use (Art.23 § 3 subd. 10)

c. Accessory structures and uses customarily incidental to this use shall be by conditional use (Art.23 § 3 subd. 11)
 KEY: P = PERMITTED NP = NOT PERMITTED C = CONDITIONAL USE PERMIT I = INTERIM USE PERMIT

GOODHUE COUNTY ZONING ORDINANCE

Table of Uses

Use	A-1	A-2	A-3	R-1	CS
Recreational					
Public Stable	C/I	C/I	C/I	NP	NP
Park/Recreational Area (operated by a governmental agency)	C/I	C/I	C/I ^{bc}	NP	NP
Park/Recreational Area	NP	NP	NP	C/I	C/I
Hunting Club/Shooting Preserve	C/I	C/I	NP	NP	NP
Campground &/or RV Site (Art.16 § 7)	C/I	C/I	C/I	NP	NP
Park Manager's Residence (1 per campground/RV park w/ ≥ 30 campsites)	NP	C/I	C/I	NP	NP
Commercial Outdoor Recreation Facilities (including, but not limited to, Golf Courses/Driving Ranges, Tennis Courts, Skiing, Swimming Pools, Park Facilities)	C/I	C/I	C/I ^{abc}	NP	NP
Commercial Outdoor Recreation Health Facilities	NP	C/I	NP	NP	NP
Commercial Outdoor Recreation Storage Structure (size & location to be approved by the Planning Advisory Commission)	NP	NP	C/I ^{bc}	NP	NP
Retreat Centers (Art.11 § 25)	NP	C/I	C/I	NP	NP
Institutional					
Community Building	C/I	C/I	C/I^{bc}	C/I	C/I^{bc}
Church	C/I	C/I	C/I^{bc}	C/I	C/I^{bc}
Cemetery	C/I	C/I	C/I ^{bc}	NP	NP
Memorial Garden	C/I	C/I	NP	NP	NP
Public School	C/I	C/I	C/I ^{bc}	C/I	NP
Private School	C/I	C/I	C/I ^{bc}	NP	NP
Nursery School	C/I	C/I	C/I ^{bc}	NP	NP
Funeral Home	NP	NP	C/I ^{bc}	NP	NP
Hospital, Sanitarium, Philanthropic/Eleemosynary Institutions (except correctional institutions, animal hospitals)	NP	NP	C/I ^{bc}	NP	NP
Miscellaneous					
WECS (Non-Commercial Micro) (Art. 18)	P	P	P	P	P
WECS (Non-Commercial) (Art. 18)	P	P	C/I	NP	NP
WECS (Commercial) (Art. 18)	C/I	C/I	NP	NP	NP
WECS (Meteorological Tower) (Art. 18)	P	P	C/I	NP	NP
SES (Utility Scale) (Art. 19)	C/I	C/I	C/I	NP	NP
SES (Commercial Scale) (Art. 19)	P	P	P	P	P
SES (Residential Scale) (Art. 19)	P	P	P	P	P
Aircraft Landing Fields & Facilities	C/I	C/I	NP	NP	NP
Sanitary Landfills/Sewage Disposal Works	C/I	NP	NP	NP	NP
Non-agricultural Lagoons (In accordance w/ MPCA regulations)	C/I	NP	NP	NP	NP
Migratory Labor Camp	C/I	C/I	NP	NP	NP
Commercial Radio Towers/TV Towers/Transmitters	C/I	C/I	C/I	NP	C/I

KEY: P = PERMITTED NP = NOT PERMITTED C = CONDITIONAL USE PERMIT I = INTERIM USE PERMIT