



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

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: Request For CUP For A Utility-Scale Solar Energy System (SES)
Request for CUP, submitted by Novel Energy Solutions (Applicant) and Dennis and Karen Heimer (Owner), for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System occupying approximately 6.5 acres. Parcel 39.011.0100. TBD HWY 60 BLVD, Mazeppa, MN 55956. NW ¼ of the NE ¼ of the NE ¼ of Section 11 TWP 109 Range 15 of Pine Island Township. A1 Zoned District.

Documents:

[PACPACKET_NOVELENERGY_REDACTED.PDF](#)

2. PUBLIC HEARING: CUP Request To Establish A Greater Than 500 Animal Unit Feedlot Outside Of A Farmyard And A Liquid Manure Storage Basin Exceeding 500,000 Gallons
Request for a CUP, submitted by Bryan and Brandon Billman (Applicants) and Kent Billman (Owner), to establish a hog finishing Feedlot for up to 2,400 head (720 Animal Units) outside of a Farmyard and construction of an animal waste storage pit exceeding 500,000 gallons. Parcel 40.003.0500. TBD 460th Ave, Zumbrota, MN 55992. NE ¼ of the NW ¼ Sect 03 TWP 109 R16 in Roscoe Township. A1 Zoned District.

Documents:

[PACPACKET_BILLMAN_REDACTED.PDF](#)

3. PUBLIC HEARING: Consider Goodhue County Ordinance Updates
Proposed amendments to Articles 21 (A-1, Agricultural Protection District), 22 (A-2, Agriculture District), 23 (A-3 Urban Fringe District), 24 (R-1, Suburban Residence District) and 35 (CS, Conservation Subdivision District) to modify language relating to access and frontage requirements to match recently amended standards in the Subdivision Controls Ordinance. Request to modify Article 20 "Table of Uses" to include Agricultural Tourism Accessory Uses.

Documents:

[PACPACKET_ORDINANCEREVISIONS.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

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Telephone: 651.385.3104
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County Surveyor / Recorder

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

To: Planning Commission
From: Land Use Management
Meeting Date: March 16, 2020
Report date: March 6, 2020

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for CUP, submitted by Novel Energy Solutions (Applicant) and Dennis and Karen Heimer (Owner), for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System occupying approximately 6.5 acres.

Application Information:

Applicant: Novel Energy Solutions (Applicant) and Dennis and Karen Heimer (Owner)
Address of zoning request: TBD HWY 60 BLVD, Mazeppa, MN 55956
Parcel(s): 39.011.0100
Abbreviated Legal: NW ¼ of the NE ¼ of the NE ¼ of Section 11 TWP 109 Range 15 of Pine Island Township.
Township Information: Pine Island Township received the application materials from the applicant and signed the acknowledgement form with “no objections” to the project.
Zoning District: A1 (Agricultural Protection District)

Attachments and links:

Applications and submitted project summary
Site Map(s)
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The applicant has submitted a CUP request to construct and operate a 1 Megawatt (MW) photovoltaic (PV) utility-scale solar garden on approximately 6.5 acres of leased land located in Pine Island Township that is currently owned by Dennis and Karen Heimer. The project would be developed in conjunction with the State of Minnesota Solar Garden program and Xcel Energy's Solar Rewards Community Program. The program allows developers to design, permit, own, and operate solar energy systems and sell the generated power directly to consumers. Upon completion, the Solar Garden would connect to Xcel Energy's distribution grid and generate up to 1 MW of energy annually over the next 25 years.

Per Goodhue County regulations, Solar Energy Systems (SES) that are the primary use of the land and are designed to primarily provide energy to off-site users or export to the wholesale market may be conditionally permitted as a “Utility-Scale SES” within the County's A1 zoned districts.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

“To effectively promote the safety, health, and well-being of our residents”

www.co.goodhue.mn.us

Project Summary:

Property Information:

- The approximately 6.5-acre site to be leased by the applicant is currently used for row-crop agriculture.

The 9.7-acre Heimer property consists of cropland and grass areas with some trees and a wet area which is not classified as a wetland. There are no existing structures on the property.

Adjacent land uses include agriculture and low density residential.

The nearest residence is located approximately 550 feet northeast of the proposed facility and is owned by Brenton Lexvold. The City of Mazeppa is approximately 1.15 miles east of the proposed facility.

- The property is bordered to the east, south and west by A-1 zoned properties and to the north by A-2 zoned properties.

Solar Array:

- The solar array is proposed to include 2,376 single axis tracking panels installed in 31 rows. Steel and aluminum racks will hold up solar panels, reaching 6.8 feet above grade at the maximum configuration.

The racking will be installed with piles that are anchored into the ground to an appropriate depth based on soil and geotechnical analysis.

The solar array will interconnect to the power grid via a pad-mounted transformer in the northwest corner of the project area, facilitating connection to an existing Xcel Energy circuit.

- A 16 foot wide crushed aggregate access road will be provided to access the leased project area. The Applicant will need to work with MNDOT to permit the new access road onto HWY 60. Emergency vehicle access appears adequate to service the facility.

A recorded ingress/egress easement is not required for the property given the site is to be leased and all land to be crossed to access the site will remain under common ownership.

A separate fire number will be required for the site.

- Once constructed, traffic to the site would be limited to periodic visits by maintenance and landscaping personnel to perform routine maintenance, in addition to any unplanned maintenance.
- The solar garden is sited to comply with all GCZO setback requirements for Solar Energy Systems.

Landscaping/Drainage:

- The site slopes generally from southwest to northeast.

Apart from the meter pad (less than 400 square feet), the entire area within the project boundary will be seeded with "low maintenance" turf seed mix and native grasses/pollinator plantings.

- A Stormwater Pollution Prevention Plan (SWPPP) and a Level 2 wetland delineation has been completed for this project. The Applicant notes that stormwater management will be handled by current best management practices. The SWPPP and wetland delineation report has been reviewed by Beau Kennedy (SWCD) who noted that the proposed silt fence installation appears adequate and the seed mix description appears adequate. He added that the Applicant should provide the seed tags to Planning and Zoning or the SWCD upon seeding.

An erosion control/stormwater management plan is customarily submitted for administrative review at the time of building permit application.

- Existing vegetation north of the site will be retained. The Applicant has delineated an area for vegetative screening on the site plan however the Applicant has indicated tree and shrub screening will be "...provided as determined in conjunction with the permitting agency at the time of design". The Planning Commission should consider whether any screening of the proposed SES is warranted.

- A 7-foot tall chain-link fence will be constructed around the perimeter of the project area for security.
- Ample room exists on the property to fulfill GCZO off-street parking requirements.
- Construction is expected to last approximately 8 weeks.

Maintenance/Decommissioning:

- The project is subject to issuance of a Building Permit and must be constructed according to applicable building code requirements. The project will be inspected by County Building Inspections Staff and the State Electrical Inspector. In addition, Planning and Zoning Staff will inspect the project upon completion to ensure conformance with applicable zoning requirements.
- The applicant has an operations and equipment inspection plan to ensure safety, reliable operation, and production of the system.
- The Applicant has prepared a Decommissioning Agreement between Novel Energy and Dennis and Karen Heimer that includes removal of all non-biodegradable equipment and a timeline for removal.

Per GCZO Article 19, the applicant may be required to provide a financial surety at up to 125% of the estimated decommissioning cost. The county has not typically exercised the right to financial assurance requirements for similar solar installations. The Planning Advisory Commission and County Board should consider if the County should require financial assurance to cover anticipated decommissioning costs.

Draft Findings of Fact:

The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.

1. The proposed Solar Garden does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use appears harmonious with the established uses in the vicinity.
2. The establishment of the proposed Solar Garden is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and it does not appear incompatible with adjacent land uses.
3. A review of the applicant’s submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance’s parking requirements.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance.

Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

- 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 Novel Energy Solutions (Applicant) and Dennis and Karen Heimer (Owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.5 acres.

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative

- unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
 3. A decommissioning agreement between the landowner and Novel Energy Solutions shall be maintained to ensure reclamation of the area;
 4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
 5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
 6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
 7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix for disturbed areas of the site and should submit “seed tags” to the Land Use Management Department prior to final inspection;
 8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
 9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agricultural Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
 10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
 11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Permit NUMBER:
For Staff Use only

720-0005

APPLICATION FOR

Solar Energy System Application

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

Dennis and Karen Heimer

PROPERTY OWNER'S ADDRESS:

37239 230th Avenue Way, Mazeppa, MN 55956

TELEPHONE:

EMAIL:

N/A

APPLICANT OR AUTHORIZED AGENT'S NAME:

Sam Falk

Same as Above

APPLICANT'S ADDRESS:

Novel Energy Solutions, 2303 Wycliff St, St. Paul, MN 55114

TELEPHONE:

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Same as Above

ADDRESS:

TELEPHONE:

()

EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:

TBD: PID 390110100

ZIP CODE:

55956

LEGAL DESCRIPTION:

Attached

Sect-11 Twp-109 Range-015 10.00 AC ID# 39-0000-15000 NW1/4 OF NE1/4 OF NE1/4 SEC 11 109 15 DOC# 455118

3. Supporting information

NUMBER OF SOLAR COLLECTORS TO BE INSTALLED

2376 Panels

TOTAL SIZE OF PROJECT

7 Acres

DESCRIBE METHOD OF CONNECTING THE ARRAY TO A BUILDING OR SUBSTATION

Underground cable from point of interconnection out to Xcel Energy 3-phase lines

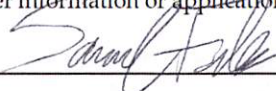
Attach signed interconnection agreement

4. Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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. Other information or application may be required.

Signature: _____



Date: _____

2/17/2020

Print name: _____

Sam Falk

owner or authorized agent (circle one)

Permit NUMBER:
For Staff Use only

Additional information if Utility Scale roof or ground mounted, and all reflective solar energy systems		CHECKLIST
Criteria to determine potential impacts on agricultural production		
	Number of acres of Prime Agricultural Soils to be impacted	<input type="checkbox"/>
	Number of acres in A-1 District to be impacted	<input type="checkbox"/>
	Proposed duration of SES	<input type="checkbox"/>
Criteria to evaluate potential environmental impacts		
	EAW determination if required	<input type="checkbox"/>
	Review of Goodhue County Environmental Constraints Land Use Model	<input type="checkbox"/>
	Proximity to existing Electric Utility Lines and Substations for grid-intertie and existing SES projects	<input type="checkbox"/>

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	Title	Date
<i>Shen Betts</i>	<i>CHAIRMAN</i>	<i>2-25-20</i>

Comments:

No objections by Township

County Section

SES Application Fee	SES Residential: \$50	SES Zoning Permit: \$200	SES CUP/IUP: \$1000	Receipt Number	Date
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2/17/2020

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name _____ Zoning District A-1

Date Received _____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: Approve Deny Conditions:

Zoning Administrator Signature



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Novel Heimer Solar LLC

1 MW Solar Garden

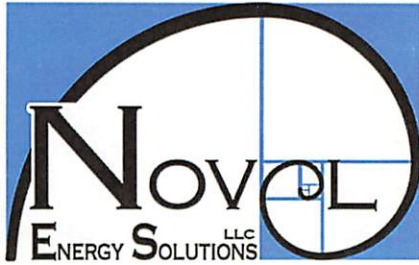
Introduction

Community Solar Gardens are supported by the State of Minnesota as a renewable energy supply. The Xcel Energy program was approved by the State of Minnesota as part of the renewable energy jobs bill in 2013. The purpose of constructing a community solar garden (solar array) will be to generate offsite solar energy that will be connected directly to the electric grid for the on-going benefit of subscribers to the solar garden. As many as 75% of homes and businesses are unable to install solar at their property making off-site solar energy production their only option.

This proposed site will be constructed to produce one megawatt (1MW) of electric generation. The electrical energy will be distributed directly to the existing electrical grid for subscribers to the energy produced by the system. The impact to the area is low from a construction, operation, and end of life perspective. Construction and setup are not invasive. Solar energy production is a passive activity, and the system does not alter the underlying nature of the land which can be returned to any other appropriate use. The system will reduce the carbon footprint and greenhouse gas emissions. Subscribers to the community solar garden will save on their electric bills over the 25 year life of the agreement with Xcel Energy, money which can be saved and spent in support of the local economy.

Community solar gardens offer numerous benefits to the community. Subscribers have an opportunity to keep electric dollars in the area to support the local economy. Land owners have a new option that brings value to their property without impacting the underlying nature of the land. Harvesting the sun entails far less risk than other commodities. Land owners and the community have an opportunity to be leaders in renewable energy that sets an example for others to follow and leaves a positive lasting legacy. Distributed solar generation, energy produced at multiple locations across the grid helps prevent electric line loss and dependence on carbon-based fuel sources. Careful siting standards protect the integrity of the land, increases production which increases local revenues and savings, and ensures positive neighbor relations.

Solar panels and systems have been used in the United States for over forty years and have gained in popularity as the cost of solar energy becomes competitive with traditional fossil fuels, and because of positive environmental benefits. Solar systems are more widely found on the east and west coasts of the United States due to higher electric costs than Minnesota and the Midwest. Solar systems have been found to be good neighboring land uses due to their passive nature, no negative impact on neighbor property values, and benefits to the environment and local economy.



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Sam Falk 612.403.6776
Sam.falk@novelenergy.biz
www.NovelEnergySolutions.com

Description

The parcel is owned by: Dennis and Karen Heimer

PID#: 390110100

Legal Description: Sect-11 Twp-109 Range-015 10.00 AC ID# 39-0000-15000 NW1/4 OF NE1/4 OF NE1/4 SEC 11 109 15 DOC# 455118

Site Access: Highway 60

Ownership: Land will be leased from the landowner, and project ownership will be Novel Heimer Solar LLC

Equipment

The project will consist of single axis tracking panels from NexTracker. The spec sheet for these panels is included in this submittal package. Panels will feed inverters which ultimately connect to the electric grid at a point of interconnection located at a point closest to the 3-phase power lines along Highway 60 as engineered to meet industry, state and federal standards.

Transformers and related equipment will be placed on a concrete slab on grade sized 16'x23' adjacent the 1MW array grouping. Xcel Energy required poles will be standard electric utility poles with overhead wires unless otherwise authorized or required, and Xcel will acquire the necessary permits for their poles. Additional poles may be required depending on the manner of interconnection. All non-Xcel Energy equipment, materials, supplies, concrete, etc. will be removed at the end of the useful life of the project.

All equipment must meet Xcel Energy and national standards for safety and interconnection. Program requirements include adequate levels of insurance coverage and a signed interconnection agreement as required by the MN Public Utilities Commission for 25 years, with continual production monitoring.

Site Appearance & Impact

The parcel will consist of a 1MW Solar Garden with 2,376 panels. The array will be surrounded by 7 foot tall chain link fence with an additional 1 foot of barbed wire on top. The attached layout provides the proposed location which is subject to engineering and final Xcel approval. The final layout will continue to meet Jurisdictional requirements and performance standards.

Gated access will be provided with a key code or double lock for Xcel Energy and emergency response personnel. Signage will include 24-hour contact information. One light at the point of



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interconnection will be illuminated continually in the evening hours for safety of responding personnel.

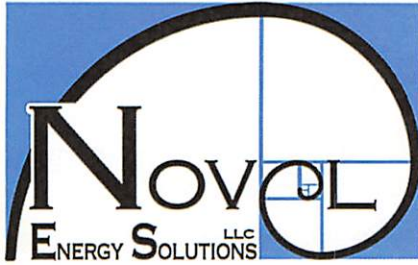
Following construction of the arrays and any other project requirements, vegetation is established to ensure soil stabilization, improve storm water quality, and for site beautification. Low Maintenance Turf seed mix or similar seed mix is utilized. Native grasses or specific pollinator plantings will be utilized in accordance with the attached landscaping plan. Once established, this site will filtrate surface waters and minimize erosion even better than traditional croplands. Additional site visits and pro-active weed identification and control will occur in the earlier seasons of the vegetative growth to ensure proper site development. Regular site maintenance will occur throughout the life of the system.

Construction and Maintenance

Construction activities will begin in the summer of 2020. Installing posts at different depths and lengths will accommodate the minimal sloping on the site preventing the need for grade and fill activities. Installing the posts will take between 7-10 days if ground conditions are normal. Grading and minor excavation may be needed for the switchgear pad to ensure level ground for the slab on grade. All necessary equipment and supplies will be delivered within a 4-6 week period at the start of construction. During the start of construction there will only be an average of two semi-trailers per day. Construction is expected to take 8 weeks and will be performed between the hours of 7 AM and 5:30 PM. On average, there will be 10 employees on site at any one time, with the maximum being 20. Deliveries will come from Highway 60 to the existing site access as per the attached layout. A temporary delivery direction sign may be installed at the start of construction upon approval from the road authority. Temporary parking and staging will be off-road at the site entrance. After the site has been energized there will typically be one maintenance visit per month. This will include stormwater inspections, looking for weeds and tall grass around the perimeter and ensuring everything else is running smoothly. If noxious weeds are discovered yard maintenance will be scheduled and performed by a 3rd party company. Disposal of all waste materials will comply with all local, state and federal regulations and best practices.

Hydrological Features

A Level 2 wetland delineation has been completed and is attached herein. Storm water management will be handled by the current best practice's provisions, and an NPDES permit will be obtained. Erosion control blankets, silt fencing and other best practices will be utilized throughout construction at appropriate locations. A stormwater pollution prevention plan (SWPPP) has been completed as well.



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Geology and Soils

Novel Energy Solutions is preparing a Phase 1 ESA which will be utilized to help determine bedrock depth and in identifying all soils on the project site. This data will be utilized in the engineering of the posts and racking to ensure adequate wind, snow and other load factors.

Potential to Affect the Environment and Public Health

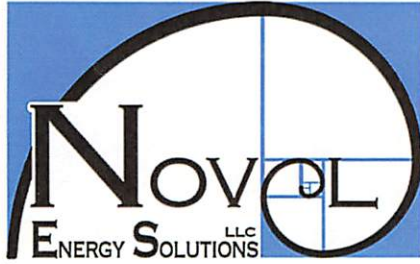
This project is focused on bringing additional green energy to people in Minnesota unable to access solar on their property, and reduce Xcel Energy's and the state's carbon emissions. The proposed solar array is passive and is designed to capture the sun's rays, not reflect them. Solar panels have an equivalent glare factor as a body of water. Research on potential environmental and public health issues will be through the State of Minnesota and the Federal government databases to ensure compliance. The many-decade history of solar panel use has not identified public health or environmental issues. The addition of year-round ground cover will provide improved storm water control over traditional row cropping providing improved soil retention and greater water infiltration.

Decommissioning, Restoration Plan and Insurance

Within one hundred eighty (180) days of the end of the project useful life, decommissioning will include the removal of all of the solar arrays, cables, electrical components, accessory structures, fencing, roads and other ancillary facilities owned by the solar garden. Since this project includes the establishment of vegetation on site, the soil will be excellent for agricultural utilization upon decommissioning. Established vegetation can be maintained, or tilled and re-planted to other vegetation upon the landowner's request. At year 26, there is almost equal salvage value in the panels and equipment than the costs associated with removing the system. The LLC will create an internal account for the difference between the expected decommissioning cost and salvage value which will be reviewed every five (5) years and amount adjusted accordingly, unless the local authority requires some other form of financial assurance.

Detailed decommissioning includes:

- All cables and conduit will be removed
- PV modules will be removed from racking sold or transported to a recycling facility



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- Racking equipment will be dismantled and removed, and either re-used or sold for scrap
- Inverters, transformers, switchgear, etc. will be re-sold or scrapped per industry best practices and regulations
- Concrete foundations, if utilized will be broken down and recycled or otherwise disposed.
- The security fence will be removed
- The site will be returned to its current state

The Xcel Energy tariffs governing this program and all interconnection as approved by the MN Public Utilities Commission includes interconnection and insurance requirements. Sections 9 & 10 of Xcel Energy's tariff for the Solar*Rewards Community, and Interconnection respectively spell out the requirements. Insurance coverage includes a \$2 million per occurrence policy, and interconnection to the Xcel Energy grid cannot occur until all safety and security items have been engineered, reviewed and approved. State and National electrical codes must be met, inspected and approved prior to interconnection. A signed interconnection agreement with Xcel Energy will be provided prior to construction activities.

Conclusion

We are excited to complete this project in a strong partnership with Dennis and Karen Heimer and Goodhue County. We are committed to following best practices and all State, Federal and local rules and regulations to develop a community solar garden providing the many benefits to the local community.



NOVEL ENERGY SOLUTIONS, LLC
2303 Wycliff Street • Suite 300 • St. Paul • MN • 55114
info@novelenergy.biz • 612-345-7188 • NovelEnergy.biz

1MW Community Solar Garden
Novel Heimer Solar SLLC, Goodhue County, Minnesota
Preliminary Decommissioning Plan
February 17, 2020

Timeline

- Decommissioning will occur at the end of the photovoltaic system's contract life.
- Decommissioning is estimated to take 60 days to complete.
- The decommissioning crew will ensure that all equipment is recycled or disposed of properly.

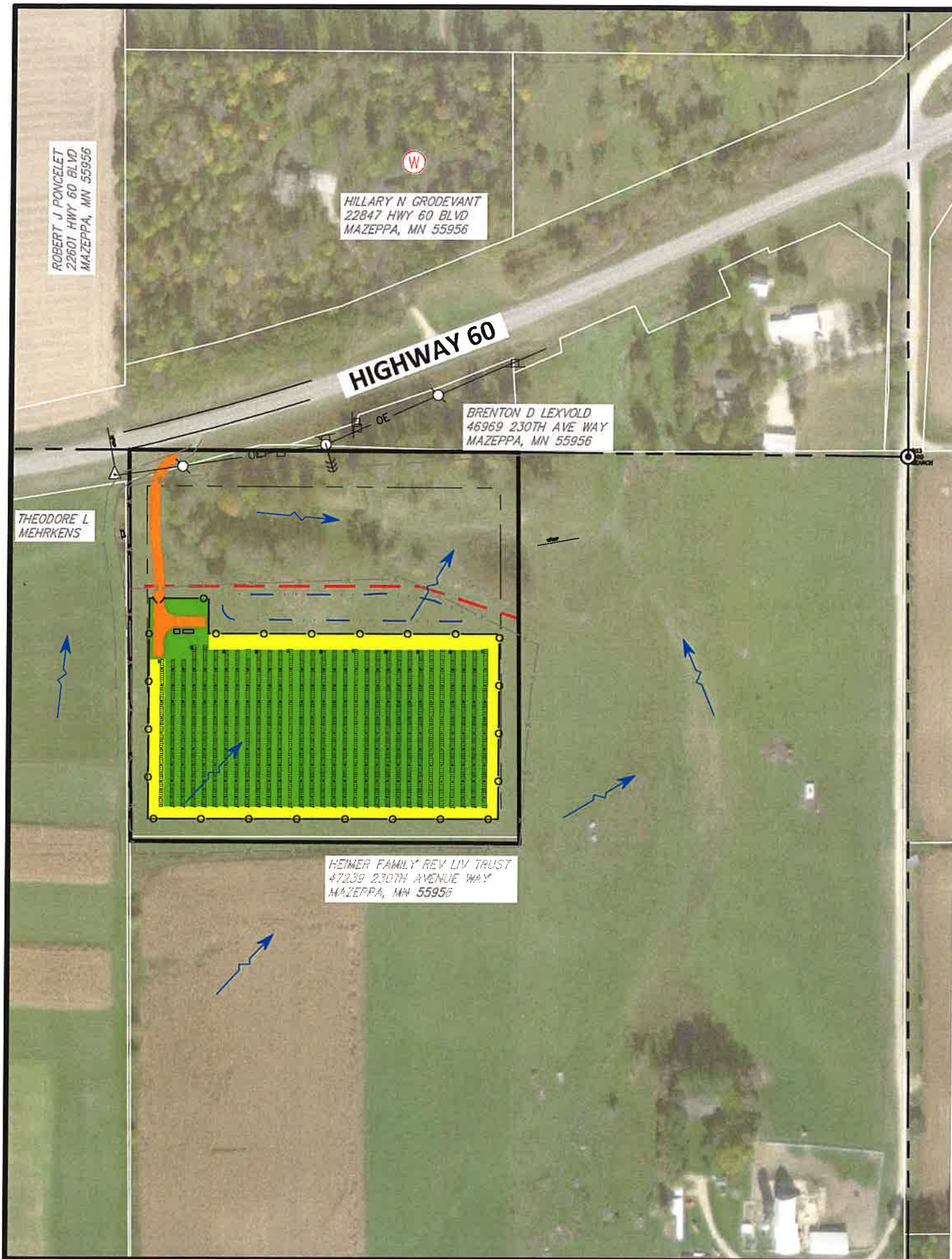
Shutdown/Disconnection

- Shut down system at all disconnect points (disconnect switch at step up transformer within the solar field and disconnect at Utility interconnect yard switch gear).

Removal and Disposal of Site Components

- **Modules:** Modules will be inspected for physical damage, tested for functionality, and removed from racking. Functioning modules will be packed and stored for reuse (functioning modules may produce power for another 25 years or more). Non-functioning modules will be packed and palletized and sent to the manufacturer or a third party for recycling.
- **Racking:** Racking will be separated from footing poles, sorted, and sent to metal recycling facility.
- **Poles:** Steel poles will be removed and sent to a recycling facility. Holes will be backfilled.
- **Wire:** Above-ground wire will be sent to facility for proper disposal and recycling. Below-ground wire will be abandoned in place.
- **Conduit:** Above-ground conduit will be disassembled onsite and sent to recycling facility.
- **Junction boxes, combiner boxes, disconnect, and switchgear, etc.:** will be sent to electronics recycler.
- **Inverter & Transformer:** Inverters and components will be sent to manufacturer and/or electronics recycler. Functioning components can be reused.
- **Concrete pad(s):** Concrete will be sent to concrete recycler.
- **Metal Fence:** Fencing will be disassembled, poles removed and sent to metal recycling facility. Gate motor and electrical components will be sent to electronics recycler.
- **Environmental Sensors:** Sensors and mounting hardware will be sent to metal recycling facility
- **Computers, monitors, hard drives, and other components:** Computers and associated equipment will be sent to electronics recycler. Functioning parts can be reused.

Cost: The cost of decommissioning is lower than the salvage value of the materials, but Novel Energy Solutions would be willing to get a performance bond in the favor of Goodhue County in an amount as deemed appropriate.



LEGEND	
PROPERTY LIMIT	
LEASE AREA LIMITS	
FENCE	
INFILTRATION BASIN	
ACCESS ROAD	
EQUIPMENT PAD	
WETLAND	
EXISTING DRAINAGE PATTERN	
NATIVE GRASS MIX / UNDER ARRAY	
POLLINATOR MIX / PERIMETER OF ARRAY	

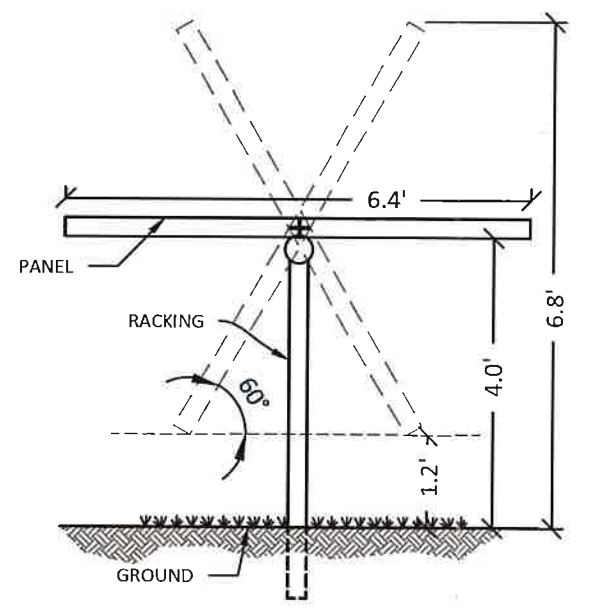
NOTE:

OUTSIDE PERIMETER OF SOLAR ARRAYS:
POLLINATOR SEED MIX TO INCLUDE:
 SEED MIX TO HAVE MINIMUM SEEDING RATE OF 40 SEEDS/SQ. FT
 AT LEAST 40% OF THE TOTAL SEEDING RATE SHOULD BE COMPOSED OF PERENNIAL FORBS.
 7 OR MORE NATIVE GRASS/SEDGE SPECIES WITH AT LEAST 2 SPECIES OF BUNCHGRASS.
 20 OR MORE NATIVE FORBS WITH AT LEAST 5 SPECIES IN EACH BLOOM PERIOD: EARLY (APRIL-MAY), MID (JUNE-AUGUST), AND LATE (AUGUST-OCTOBER).
 PLANT SPECIES UNDER PANEL ARRAYS SHOULD HAVE A MAXIMUM HEIGHT OF 3 FEET AND SHOULD INCLUDE SHADE-TOLLERANT SPECIES FOR FIXED PANEL SITES.

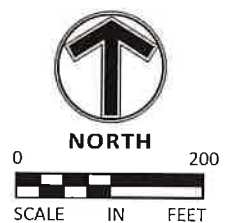
UNDER SOLAR ARRAYS:
NATIVE GRASS SEED MIX TO INCLUDE:
 SEED MIX TO HAVE MINIMUM SEEDING RATE OF 40 SEEDS/SQ. FT
 7 OR MORE NATIVE GRASS/SEDGE SPECIES WITH AT LEAST 2 SPECIES OF BUNCHGRASS.
 PLANT SPECIES UNDER PANEL ARRAYS SHOULD HAVE A MAXIMUM HEIGHT OF 3 FEET AND SHOULD INCLUDE SHADE-TOLLERANT SPECIES FOR FIXED PANEL SITES.
 *NO BIG BLUESTEM OR OR INDIAN GRASS IN GRASS MIX



TYPICAL CELL CONFIGURATION



TYPICAL TRACKER SYSTEM



Sambatek
 www.sambatek.com
 12800 Whitewater Drive, Suite 300
 Minnetonka, MN 55343
 763.476.6010 telephone
 763.476.8532 facsimile
 Engineering | Surveying | Planning | Environmental

Client
NOVEL ENERGY SOLUTIONS

Project
HEIMER SOLAR GARDEN

Location
GOODHUE COUNTY, MN

Certification

Summary
 Approved: JMC Drawn: JMW

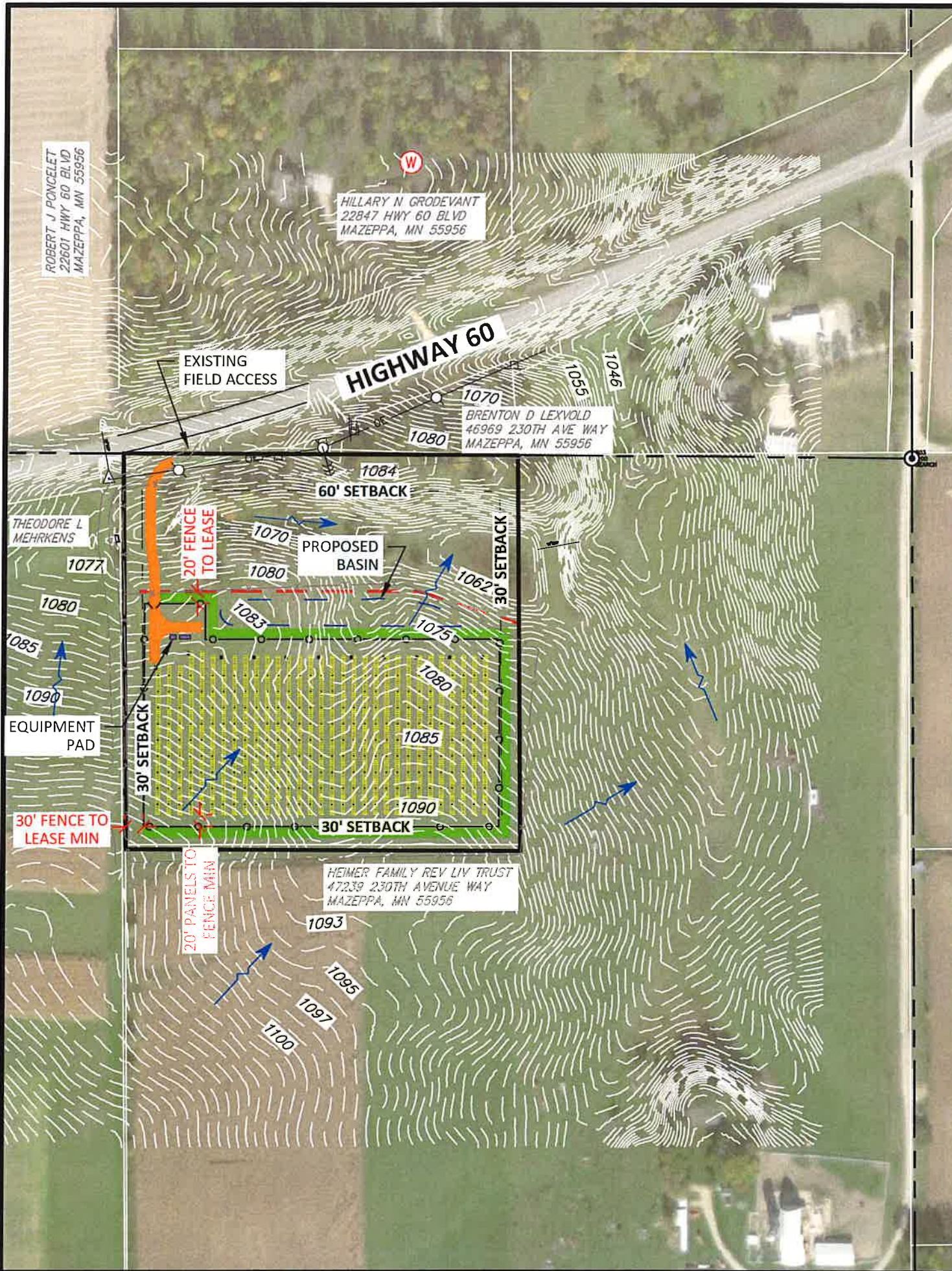
Revision History

No.	Date	By	Submission / Rev.
12/27/19	JMW	INITIAL	ISSUE

Sheet Title
PRELIMINARY REVEGETATION PLAN

Sheet No. Revision
2

Project No. 21134.45



DEVELOPMENT SUMMARY

AREA	
GROSS SITE AREA	9.7 AC
LEASE AREA	±6.5 AC
ZONING	
EXISTING ZONING	AG
EXISTING USE	AG
INTENDED USE	SOLAR
SETBACKS	
FRONT FROM R.O.W.	60 FEET
SIDE	30 FEET
REAR	30 FEET

NOTES

1. THIS CONCEPT PLAN IS INTENDED TO IDENTIFY THE APPROXIMATE AREA REQUIRED FOR THE SOLAR GARDEN, LEASE AREA LIMITS, ACCESS AND PROPOSED POINT OF CONNECTION LOCATION.
2. A PERIMETER SECURITY FENCE WILL BE INSTALLED AROUND THE SYSTEM.
3. PROPERTY LINES ARE PROVIDED FROM PUBLICLY AVAILABLE COUNTY GIS INFORMATION.
4. CONTOURS SHOWN ARE BASED ON LIDAR INFORMATION.
5. EASEMENTS WILL BE PROVIDED FOR ACCESS AND THE ELECTRICAL UTILITY SYSTEM.
6. APPROXIMATE WETLAND LIMITS ARE TAKEN FROM NATIONAL WETLAND INVENTORY (NWI) MAPPING.
7. PROPOSED ELECTRICAL LINES OUTSIDE OF FENCED PERIMETER WILL BE UNDERGROUND.
8. TREE AND SHRUB SCREENING FOR RESIDENTIAL & PUBLIC R.O.W. WILL BE PROVIDED AS DETERMINED IN CONJUNCTION WITH THE PERMITTING AGENCY AT THE TIME OF DESIGN. (TYPES, SIZES & SPACING OF PLANTS)

LEGEND

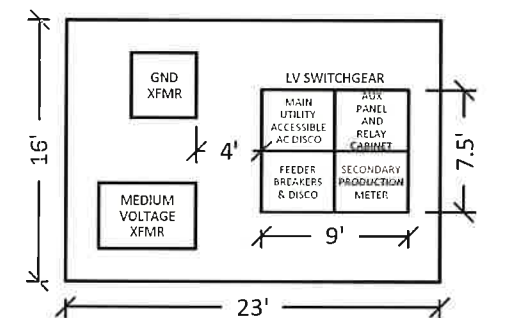
PROPERTY LIMIT	
LEASE AREA LIMITS	
FENCE	
INFILTRATION BASIN	
ACCESS ROAD	
EQUIPMENT PAD	
WETLAND	
EXISTING DRAINAGE PATTERN	
TREE/SHRUB SCREENING	
VERIFIED WELL	
UNVERIFIED WELL	
FEEDLOT	
FEMA FIRM ZONE	
FEMA FLOOD MAPPING PER FIRM PANEL: 27049C0564E	
ZONE X: MINIMAL FLOOD HAZARD AREA	

PROJECT SUMMARY

PROJECT NAME	HEIMER SOLAR GARDEN
GARDEN OPERATOR NAME	NOVEL SOLAR
APPLICATION POINT OF CONTACT - PHONE	(612) 345-7188
APPLICATION POINT OF CONTACT - EMAIL	PAULA.FITZGERALD@NOVELENERGY.BIZ
SOLAR GARDEN ADDRESS	22999-22649 MN 60 MAZEPPA, MN 55956
SYSTEM SIZE (AC)	550 kW

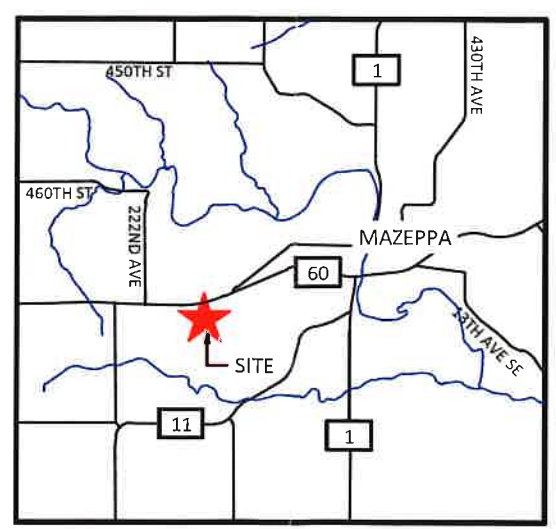
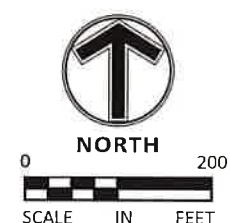
SHEET INDEX

SHEET	DESCRIPTION
1	PRELIMINARY SITE PLAN
2	PRELIMINARY REVEGETATION PLAN



EQUIPMENT PAD PLAN

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
NOVEL ENERGY SOLUTIONS

Project
HEIMER SOLAR GARDEN

Location
GOODHUE COUNTY, MN

Certification

Summary

Approved: JMC Drawn: JMW

Revision History

No.	Date	By	Submittal / Rev.
12/27/19	JMW	INITIAL	ISSUE

Sheet Title
PRELIMINARY SITE PLAN

Sheet No. Revision
1

Project No. 21134.45

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 Commission
From: Land Use Management
Meeting Date: March 16, 2020
Report date: March 6, 2020

PUBLIC HEARING: CUP Request to Establish a Greater than 500 Animal Unit Feedlot Outside of a Farmyard and a Liquid Manure Storage Basin Exceeding 500,000 Gallons

Request for a CUP, submitted by Bryan and Brandon Billman (Applicants) and Kent Billman (Owner), to establish a hog finishing Feedlot for up to 2,400 head (720 Animal Units) outside of a Farmyard and construction of an animal waste storage pit exceeding 500,000 gallons.

Application Information:

Applicant: Bryan and Brandon Billman (Applicants) and Kent Billman (Owner)
Address of zoning request: TBD 460th Ave, Zumbrota, MN 55992
Parcel(s): 40.003.0500
Abbreviated Legal: NE ¼ of the NW ¼ Sect 03 TWP 109 R16 in Roscoe Township
Township Information: Roscoe Township endorsed acknowledgment of the Applicants' request on 2/17/20.
Zoning District: A1 (Agriculture Protection District)

Attachments and links:

Application and submitted project summary (excerpt of submitted materials; full submittal available from LUM Department upon request)
Site Map(s)
Feedlot Officer Odor OFFSET calculations (Kelsey Petit)
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The Applicants are requesting Conditional Use Permit (CUP) approval to establish a 2,400 head swine finishing barn in section 03 of Roscoe Township. The proposal includes construction of a new finishing barn with a 1.1 million gallon below-grade manure storage pit.

The Goodhue County Zoning Ordinance (GCZO) requires CUP approval for all Feedlots exceeding 500 Animal Units in the A1 District and any animal waste storage pits exceeding 500,000 gallons. The proposed barn would be located on an existing unoccupied 40-acre property that is currently used for row-crop agriculture. Because the property is not currently a registered Feedlot, and the operators dwelling is not located on the parcel, the proposal would create a new "Feedlot Outside of a Farmyard" which also requires CUP approval in Goodhue County.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage, and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

"To effectively promote the safety, health, and well-being of our residents"

www.co.goodhue.mn.us

Project Summary:

Property Information:

- The vacant 40-acre (approximate) property is currently used as tilled cropland. The Applicants also own 7 adjacent parcels south of the project area totaling 160-acres. Kent Billman’s residence is located on the parcel directly east of the subject parcel.
- The property and all adjacent properties are zoned A1. Surrounding land uses are primarily agricultural (feedlots and row-crop agriculture). There is very-low residential density in the immediate vicinity with only 4 homes within a half-mile of the site.
- The barn would be accessed by a new 12-foot wide crushed aggregate driveway to be located off of 460th ST (aggregate road) in the northwest corner of the parcel. The Applicants will need to obtain any required driveway access approvals from Roscoe Township. Emergency vehicle access appears adequate to service the property.
- A large gravel parking pad is planned to the east of the new barn to provide off-street parking and off-loading space for trucks.

Feedlot Facilities:

- The Applicants are proposing to construct a 200-foot x 102-foot swine “finishing” barn constructed above a 7.5-foot deep concrete manure containment pit.
- The barn and manure storage areas have been designed by ProAg Engineering, a Minnesota licensed engineering firm.
- Additional facilities include a small office space in the southeast corner of the barn and 4 feed bins to be installed along the northeast corner of the barn.

Animal Units/Setbacks:

- The Applicants are proposing to register 2400 head of swine producing a total of 720 Animal Units as shown below (new Animal Units shown in red).

Animal Type	A.U. Factor	# of Animals	Animal Units
<u>One Head of Swine</u>			
<i>over 300 lbs.</i>	0.4	0	0
<i>between 55 lbs. and 300 lbs.</i>	0.3	2400	720
<i>under 55 lbs.</i>	0.1	0	0
Total Animal Units			720

- New Feedlots are required to be setback 1000 feet or 94% Odor Annoyance-Free Rating distance (as determined by the Odor OFFSET Evaluation Model), whichever is greater, from existing dwellings. A 1,034-foot setback is required for the facility to meet a 94% Odor Annoyance-Free Rating.
- The nearest dwelling (owned by Kent Billman) is located 936 feet south of the proposed Feedlot. The Applicants have submitted a variance request to the Goodhue County Board of Adjustment to allow the Feedlot to be located within the required setback distance. The request is scheduled to be considered on March 23, 2020. All other dwellings in the vicinity meet minimum setback requirements. At 936 feet, a 93% Odor Annoyance-Free Rating is achieved.

The Feedlot is 1.43 miles (7,550 feet) west of Zumbrota’s city limits. A 99% Odor Annoyance-Free Rating distance (1.24 miles/6,553 feet) is required by Ordinance.
- There are currently 4 dwellings located in section 03. As an A1 zoned section, a maximum of 4 dwellings are allowed in the section. The sections north, east, south, and west of the site are also zoned A1 and have either met or exceeded their available dwelling density.
- The proposed Feedlot is sited to comply with all other setback standards of the GCZO including property lines, wells, septic systems, Shoreland, Floodplains, sinkholes, and Blufflands. The site is not located within an abandoned quarry.

Drainage/Landscaping:

- The site has minimal topographic relief with slopes ranging from 3-6% in the project area. The facility would be sited near the highest elevation on the property near a natural drainage divide. Drainage for the east half of the property generally flows northeast towards some existing wetland areas, while the west half of the property flows southwest towards another wetland/meadow system.
- Stormwater around the gravel parking pad would be collected via a clean water diversion ditch along the north and east perimeter and dispersed to the south of the barn. A perimeter tile is proposed around the new barn that would be interconnected with a planned field tile drainage system that would likely outlet towards the southwest.
- An NPDES Stormwater Pollution Prevention Plan (SWPPP) is not required for this project as it will disturb less than 1/3 acre and will create less than one acre of impervious area.

Goodhue County Soil and Water Conservation District Technician/Water Planner Beau Kennedy reviewed the Applicant's submittal and offered the following comments:

“The submittal lacks details regarding stormwater management and erosional control during construction. I recommend they implement stormwater BMPs including temporary erosion control (silt fences) especially in the northeast and southwest corners of the project area before construction.”

Nutrient/Waste Management:

- Animal waste will be collected via a manure containment pit beneath the new barn until it can later be field-applied as fertilizer. The pits are subject to MPCA inspection throughout the construction process to ensure structural integrity and conformance with approved engineered plans. The proposed pit would hold up to 1,112,735 gallons and provide 430 days worth of on-site storage capacity for the operation.

Manure Storage Area	Status	Type	Length	Width	Depth	Capacity (Gallons)
Finishing Barn	Proposed	Concrete Pit	199.7	99.8	7.5	1,112,735

- A preliminary Nutrient Management Plan has been submitted for review to the Goodhue County Feedlot Officer. The Applicants plan to field apply manure via “knife injection” during the early fall. A final review and approval of the Applicants’ Nutrient Management Plan will be required before completion of the Feedlot Registration process.
- An Animal Mortality Plan has also been submitted for initial review. The Applicants plan to utilize composting as the primary method of disposal of deceased animals. The location and dimensions of the compost site have yet to be determined.
- The barn will be “total confinement” to reduce off-site odor impacts. Additional odor control/reduction measures include prompt cleanup of feed spills and prevention of manure buildup around gates and feeders.
- The Applicants have not proposed bathroom/shower facilities in the proposed office area. It should be noted that any wastewater from showers, hand wash sink, bathrooms, or any other source of human sewage cannot be comingled and must be treated by a septic system permitted by Goodhue County Environmental Health.

A new well will be installed to supply water for the operation. Wells are subject to permit approval and inspection from the Goodhue County Environmental Health Department.

County Feedlot Officer Comments:

- Goodhue County Feedlot Office Kelsey Petit offered the following comments:

“The Billman’s will have enough land to incorporate on for swine manure, they state in the planner that they can apply manure on 808 acres and more if needed. It also shows they will be knife injecting manure in the early fall on a total of 140 acres (2 fields) for the 2020-2021 crop year. The Billman’s will not be using any commercial fertilizer/starter supplements on the fields that will be receiving manure. There are land maps and application agreements for

receiving manure on cropland for the rented cropland.”

Draft Findings of Fact:

The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.

1. The proposed Feedlot and manure storage pit does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use is located in an A1 (Agriculture Protection) zone which was intended to allow for large-scale agricultural operations. Large separation distances and very low residential density in the vicinity buffer the Feedlot from existing non-compatible uses in the surrounding area. The use appears harmonious with the established uses in the vicinity which include primarily cropland and animal agriculture operations.
2. The Feedlot and liquid manure storage pit is not anticipated to impede the normal and orderly development or improvement of surrounding vacant property for uses predominant to the area. A variance will need to be approved to the 1,000-foot minimum Feedlot setback to the Applicants' residence south of the site. All dwellings not owned by the Applicants exceed the minimum setback standards required by ordinance. The proposal meets or exceeds all the other development standards of the Goodhue County Zoning Ordinance and appears compatible with adjacent land uses.
3. A review of the Applicants' submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. Furthermore, the Applicants' plans appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result. The new barn and manure pit are "total confinement" and manure is field applied via "knife injection" to minimize odor and fume impacts to surrounding landowners.

Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.

Staff Recommendation:

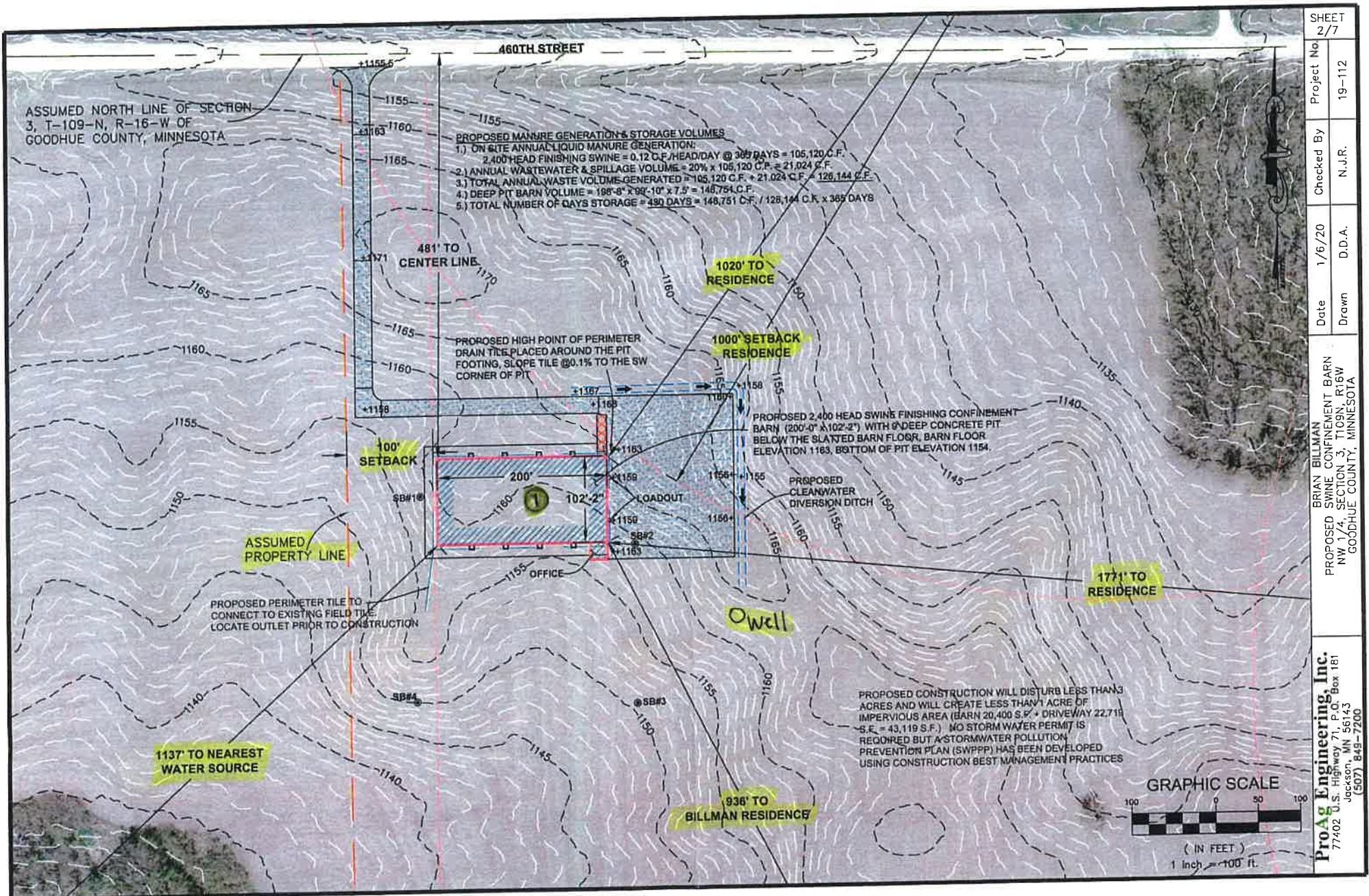
LUM Staff recommends the Planning Advisory Commission

- 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 CUP requests, submitted by Bryan and Brandon Billman (Applicants) and Kent Billman (Owner), to establish a hog finishing Feedlot Outside of a Farmyard for up to 720 Animal Units and construction of an animal waste storage pit of up to 1,112,735 gallons.

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 21 (Agriculture Protection District) and Article 13 (Confined Feedlot Regulations);
5. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.



SHEET	2/7
Project No.	19-112
Checked By	N.J.R.
Date	1/6/20
Drawn	D.D.A.
BRIAN BILLMAN PROPOSED SWINE CONFINEMENT BARN NW 1/4, SECTION 3, T109N, R16W GOODHUE COUNTY, MINNESOTA	
ProAg Engineering, Inc. 77402 U.S. Highway 71, P.O. Box 181 Jackson, MN 56143 (507) 843-7200	

1. Finish Barn : 102 x 200, 100ft from property line. Nearest dwelling/residence is 936ft.

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
March 16, 2020

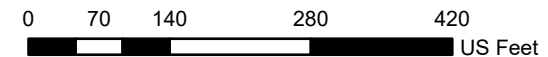
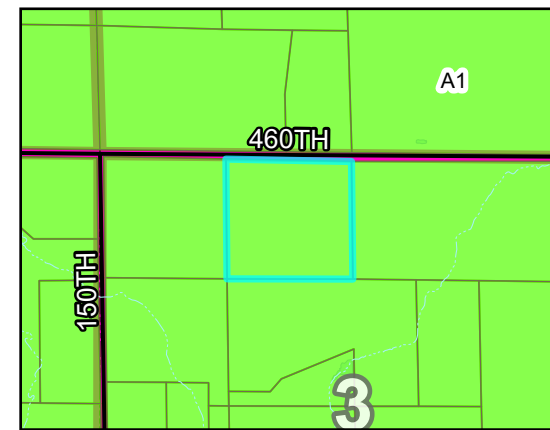
Bryan & Brandon Billman/Kent Billman
A1 Zoned District

NE 1/4 of the NW 1/4 Sect 3 TWP 109
Range 16 in Roscoe Township

CUP request to establish a hog finishing
Feedlot for up to 2,400 head (720 Animal
Units) outside of a Farmyard and
construction of an animal waste storage pit
exceeding 500,000 gallons.

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 March, 2020 by LUM



MAP 02: VICINITY MAP

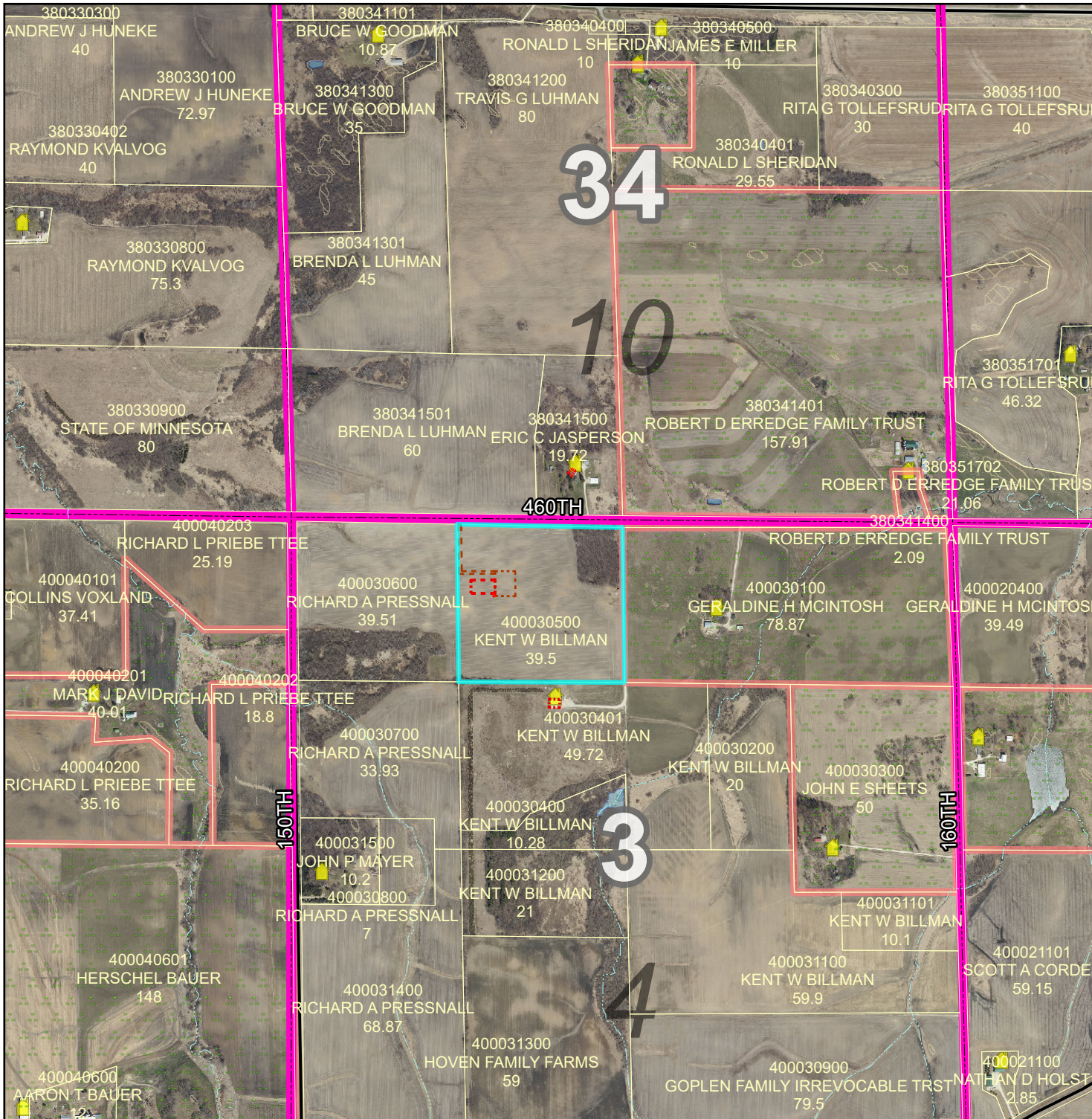
PLANNING COMMISSION

Public Hearing
March 16, 2020

Bryan & Brandon Billman/Kent Billman
A1 Zoned District

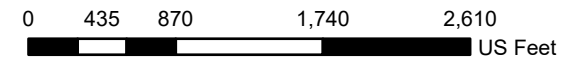
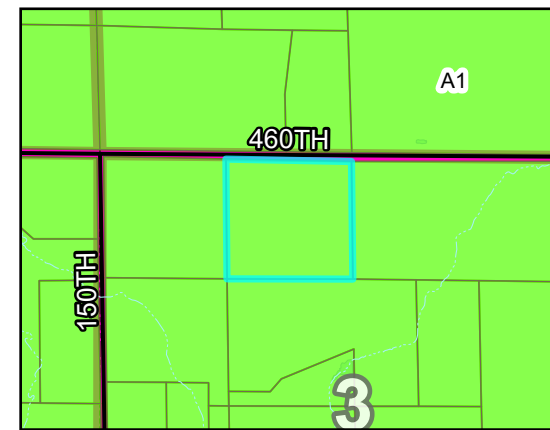
NE 1/4 of the NW 1/4 Sect 3 TWP 109
Range 16 in Roscoe Township

CUP request to establish a hog finishing
Feedlot for up to 2,400 head (720 Animal
Units) outside of a Farmyard and
construction of an animal waste storage pit
exceeding 500,000 gallons.



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 | | |

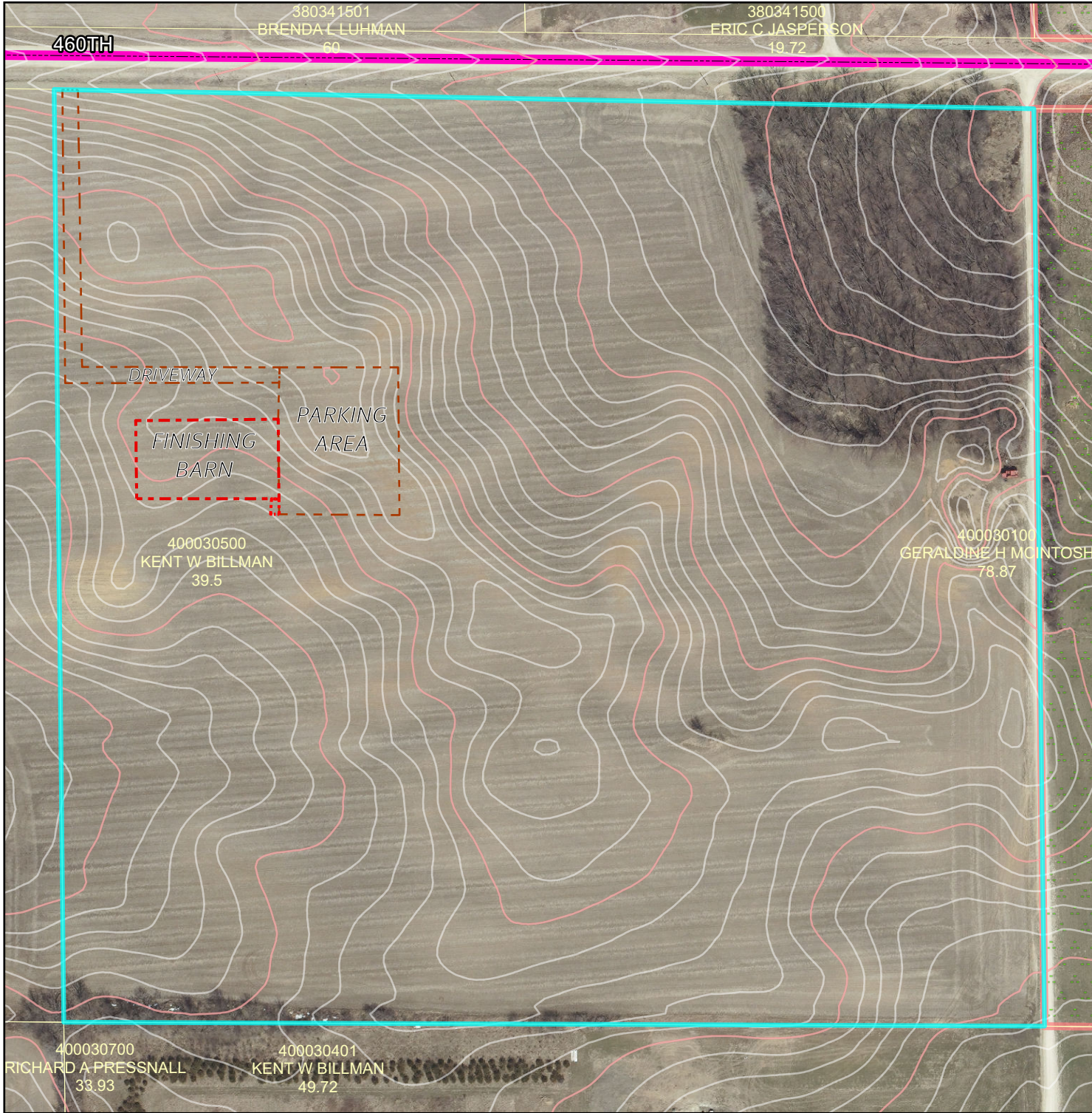


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Map Created March, 2020 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
January 13, 2020

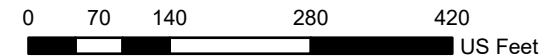
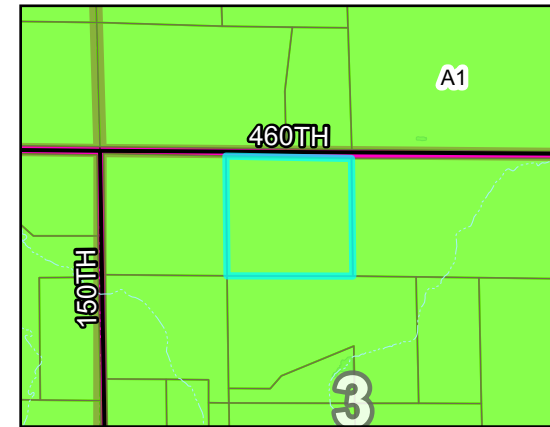
Beccah Risdall / David Mohn
A2 Zoned District

Part of the E 1/2 of the NE 1/4 and
Part of the E 1/2 of the SE 1/4 Sect 11
TWP 112 R14 in Hay Creek Township

CUP request to establish a Wedding & Event
Center and a CUP request to establish a
Bed and Breakfast Inn

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	



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2018 Aerial Imagery
Map Created March, 2020 by LUM



GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

RECEIVED

Parcel # 400030500

FEB 21 2020

Permit# 220-0006

PROPERTY OWNER INFORMATION

Last Name Billman First Land Use Management Bryan & Brandon Email: [REDACTED]

Street Address 13358 460th St Phone [REDACTED]

City Wanamingo State MN Zip 55983 Attach Legal Description as Exhibit "A"

Authorized Agent _____ Phone _____

Mailing Address of Landowner: _____

Mailing Address of Agent: _____

PROJECT INFORMATION

Site Address (if different than above): 15498 460th St Zumbrota, MN 55992 (closest address)

Lot Size 40 acres Structure Dimensions (if applicable) 102' x 200'

What is the conditional/interim use permit request for? Construction of Barn

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
C-U-P for:
 1) Feedlot outside of a farmyard
 2) ≥ 500 animal units in A1 zone.
 3) Animal waste storage basin 2,500,000 gallons

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: Bryan Billman Date 2/01/20

Signature of Agent Authorized by Agent: Bryan Billman

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 request.

Signature Andy Hunsche Title Supervisor Date 2-17-2020

Comments: _____

COUNTY SECTION

COUNTY FEE \$350 RECEIPT # 17158 DATE PAID 2/21/20

Applicant requests a CUP/IUP pursuant to Article ____ Section ____ Subdivision ____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request? _____

Shoreland _____ Lake/Stream Name _____ Zoning District _____

Date Received _____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: ____ Approve ____ Deny Conditions: _____

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

Raise 2,400 hd of finishing hogs

2. Planned use of existing buildings and proposed new structures associated with the proposal.

no existing buildings

new structure will be a 2400 hd barn (102'x200') and composters

3. Proposed number of non-resident employees.

0

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

Chores every morning (1-2 hrs), Loadout 2-3 times per year (2-3 hrs) and those would be in the mornings also.

5. Planned maximum capacity/occupancy.

2400 head finish pigs (720 Animal Units)

6. Traffic generation and congestion, loading and unloading areas, and site access.

Feed truck and semis for loadout. load/unload area on East side of barn. Site access will be a driveway in the NW corner of the parcel.

7. Off-street parking provisions (number of spaces, location, and surface materials).

gravel parking lot/turn around for semis and feed trucks

8. Proposed solid waste disposal provisions.

9' deep concrete pit under barn

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

new well and electric service

10. Existing and proposed exterior lighting.

no existing.

11. Existing and proposed exterior signage.

biosecurity sign by driveway

12. Existing and proposed exterior storage.

4 feed bins on North East corner of barn

13. Proposed safety and security measures.

biosecurity measures. Fire exit doors in barn

14. Adequacy of accessibility for emergency services to the site.

Use same driveway to barn

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

Odor when pumping manure pit. Noise from semis and tractors when pumping.

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

Digging of pit. Excess dirt will go on the South side of barn.

17. Existing and proposed surface-water drainage provisions.

Drainage tile will be placed around barn draining South.

18. Description of food and liquor preparation, serving, and handling provisions.

none

19. Provide any other such information you feel is essential to the review of your proposal.

The site for the barn is pure sand and is not suitable for crops. This barn will help us diversify our current operation. Plus, the manure will help our cropping operation continue to grow as well.

Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
 University of Minnesota
 1/21/2017

Farm Name	Bryan and Brandon Billman
Address or County	Goodhue County
Evaluator	K. Petit Goodhue CFO
Date	3/5/2020

Clear All

OFFSET
 Annoyance-free
 94%

Source Edge to Nearest Neighbor (ft)	1034
Source Edge to Property Line (ft)	110

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Swine Finishing - deep pit ▼	102	200	1	20400	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	None ▼	
None ▼				0	Biofilter ▼	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼
None ▼	Rectangle ▼			0	None ▼

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
 University of Minnesota
 1/21/2017

Farm Name	B. Billman 99%
Address or County	Goodhue County
Evaluator	K. Petit CFO
Date	12/3/19

Clear All

OFFSET
 Annoyance-free
 more than 99%

Source Edge to Nearest Neighbor (ft)	6553.43
Source Edge to Property Line (ft)	110

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Swine Finishing - deep pit	102	200	1	20400	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Animal Mortality Plan

Purpose: This Animal Mortality Plan is for the handling of dead animals in accordance with State requirements, including Minn. Stat. § 35.82 and Minn. R. chs. 1719.0100 to 1719.4600 and 7011.1215.

Facility name: Billman Finisher Feedlot registration no. _____
 Owner/Operator name: Bryan & Brandon Billman Feedlot permit no. _____

Planned method of animal disposal: Complete the table below by identifying the animal type, the primary method and the secondary method of disposal of dead animals at your feedlot. The legal methods of disposal are listed below and the minimum requirements for each management option are described on the following page. Please make sure the locations of burial sites, incinerators, temporary mortality storage, and/or compost areas are indicated on the site sketch of your facility included with the permit application.

Catastrophic loss: A catastrophic event such as a fire, collapse, tornado, floods or loss of power that results in a mass amount of animal mortalities shall be reported within 24 hours after the event started. Notifications should include the Minnesota Department of Public Safety Duty Officer at 800-422-0798 and the MPCA.

Animal type	Primary method	Secondary method	Catastrophic loss
Swine	Compost	Bury	Minnesota Duty Officer: 1-800-422-0798

Check here: By checking here, I indicated that I have read and understand the minimum requirements listed on the second page of this form for the dead animal disposal options identified above for my operation. I agree to adhere to and follow the minimum requirements for the proper disposal of dead animals.

Legal Methods of Disposal

Species	Method				Exempt by Law
	Bury	Incinerate	Render	Compost	
Poultry	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Swine	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cattle	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> *	<input type="checkbox"/>
Horses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> *	<input type="checkbox"/>
Sheep/Goats	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Household pets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wild animals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Game farm/Exotic animals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> *	<input type="checkbox"/>

*If composting cattle, horses, or game/exotic animals, contact the Minnesota Board of Animal Health at 651-296-2942 or 800-627-3529.

Animal carcasses should be disposed of as soon as possible, within 48-72 hours. Any vehicles transporting carcasses must be leak proof, covered, inspected, and permitted by the Minnesota Board of Animal Health (if owner is transporting his own dead animals a permit is not required).

Bury

Operators choosing to bury animals must select sites very carefully due to the high risk of ground-water contamination. Buried carcasses must:

- Stay five (5) feet above seasonal high water table.
- Stay 1000' away from lakes and 300' away from rivers, streams, ditches, etc.
- Be covered immediately with enough soil to keep scavengers out (Minnesota Board of Animal Health guidelines indicate three (3) feet is sufficient).
- Not be placed in sandy or gravelly soil types.
- Maintain at least ten (10) feet vertical separation between dead animals and bedrock.

Compost

The composting process must, at a minimum, meet the following:

- The owner of the compost facility shall have a written protocol for the operation containing at least the minimum steps listed below and instructing all employees to follow the protocol.
- Mortalities must be processed daily.
- A base of litter is required. The carcasses or discarded animal parts and litter plus bulking agent are added in layers so that the carbon to nitrogen ratio is in the range of 15:1 to 35:1 (optimal 23:1).
- The carcasses or discarded animal parts must be kept six (6) inches from the edges and sealed with litter each day.
- The temperature must be taken and recorded on site daily. The compost temperature must reach a minimum of 130 degrees Fahrenheit. Approximately seven (7) to ten (10) days are needed in each heat cycle to process the carcasses and kill the pathogens. The temperature drop indicates the time to mix and move the compost. A minimum of two (2) heat cycles is required.
- The finished compost must not contain visible pieces of soft tissue and must be handled, stored, and used according to all other applicable rules.

In addition, composting facilities must be:

- Built on an impervious*, weight-bearing pad that is large enough to allow equipment to maneuver.
- Covered with a roof to prevent excessive moisture on the composting material, but if sawdust or other water-repelling material is used as the bulking agent, a roof may not be necessary.
- Built of rot-resistant material that is strong enough to withstand the force exerted by equipment.
- Large enough to handle each day's normal mortality through the endpoint of the composting which consists of a minimum of two (2) heat cycles.

Incinerate

Incinerator must be:

- Capable of producing emissions not to exceed 20 percent opacity.
- Fitted with an afterburner that maintains flue gases at 1,200 degrees Fahrenheit for at least 0.3 seconds.
- Ash from the incinerator must be handled in such a manner as to prevent particulate matter from becoming airborne.

In addition, it is recommended that the incinerator is large enough to handle each day's mortalities.

Render

Carcasses left at an off-site pickup point must be:

- Kept in an animal-proof, enclosed area.
- At least 200 yards from a neighbor's buildings.
- Picked up within 72 hours.
- If the enclosed area is refrigerated to less than 45 degrees Fahrenheit, the carcasses must be picked up within seven (7) days.

Alternative methods

Alternative methods of mortality disposal including, but not limited to, pet food processing, fur farm consumption, lactic fermentation, extrusion, and experimental composting, require a permit from the Minnesota Board of Animal Health. For more information on alternative methods of carcass disposal, contact the Board of Animal Health at 651-296-2942.

*For the purpose of compost pad construction, Class V gravel material is not considered to be impervious.

RECEIVED

FEB 14 2020

Manure Storage, Handling, and Testing Information



Facility Name: Bryan and Brandon Billman
 Owner/Operator Name: Bryan and Brandon Billman

NPDES or SDS Permit? No Permit Number: _____
 Date Last Revised: _____ Registration Number: _____

Version 8.0 Last Updated: 4/16/18

Manure Sources	Manure Source #1	Manure Source #2	Manure Source #3	Manure Source #4
Description of Manure Source <small>Group sources with similar nutrient content if they have identical animal type, water usage, feed rations, and manure storage</small>				
Livestock Information				
Predominate Animal Type <small>(Contributing to Manure Source)</small>	Finishing Hogs			
Average Animal Weight	135 lbs	lbs	lbs	lbs
Animal Number	2,400			
Length of Time Livestock Spend In Facility	340 days/yr	days/yr	days/yr	days/yr
Additional Animal Type <small>(Contributing to Manure Source)</small>				
Average Animal Weight	lbs	lbs	lbs	lbs
Animal Number				
Length of Time Livestock Spend In Facility	days/yr	days/yr	days/yr	days/yr
Storage Information				
Storage Type	Underfloor Concrete Pit			
Capacity	1,100,000 gals			
Storage Length	12 months			
Application Methods				
Commercial Applicator (Yes/No or Name)	No			
Spreader Type	Towed Hose			
How Volume/Tonnage Determined per Load	Other			
How Application Rate is Calibrated	Flowmeter			
Manure Analysis - Existing facilities should use actual manure test results				
Sampling Frequency	Every Year			
Sampling Methods	Well Agitated Single Sample			
Date Last Analyzed	12/18/18			
Basis for N,P, & K Values Below	This Year's Sample			
Total N - (do not enter lab estimated availability)	66 lbs/1000 gal			
Total P ₂ O ₅ - (do not enter lab estimated availability)	38 lbs/1000 gal			
Total K ₂ O - (do not enter lab estimated availability)	40 lbs/1000 gal			
Annual Generation - Existing facilities should use actual production values				
Total Manure Produced per Year (Estimated)	655,684 gals			
Total Manure Produced per Year (Actual)	gals			
Annual N Produced	43,472 lbs	lbs	lbs	lbs
Annual P ₂ O ₅ Produced	24,765 lbs	lbs	lbs	lbs
Annual K ₂ O Produced	26,227 lbs	lbs	lbs	lbs

Average Book Values		Average Book Values		Average Book Values		Average Book Values	
N	75	N		N		N	
P ₂ O ₅	54	P ₂ O ₅		P ₂ O ₅		P ₂ O ₅	
K ₂ O	40	K ₂ O		K ₂ O		K ₂ O	

Sensitive Features Management Worksheet

This worksheet identifies all allowable techniques that can be used to provide protection to sensitive features **as required** in Minnesota Rules and/or permit conditions. One of the following measures must be employed for the applicable sensitive feature. Any of the identified practices are acceptable.

Tile Intakes

- Option A - Inject or incorporate within 24 hours and prior to rainfall within 300 ft, observe a 25 ft non-manured setback, and avoid long term soil P build-up
- Option B - Inject or incorporate within 24 hours and prior to rainfall within 300 ft.
- Option C - 35 ft grassed buffer
- Option D - 100 ft setback with at least 16.5 ft as grassed buffer

Drainage Ditches

- Option A - Inject or incorporate within 24 hours and prior to rainfall within 300 ft, observe a 25 ft non-manured setback, and avoid long term soil P build-up
- Option B - 50 ft wide grassed buffer
- Option C - 100 ft setback with at least 16.5 ft as grassed buffer
- Option D - Protective Berm (prohibits runoff from entering the ditch)

Lakes, Rivers, and Streams

- Option A - Inject or incorporate within 24 hours and prior to rainfall within 300 ft, observe a 25 ft non-manured setback, and avoid long term soil P build-up
- Option B - 100 ft wide grassed buffer
- Option C - 100 ft setback with at least 16.5 ft as grassed buffer

Intermittent Streams and/or Public Waters Wetlands (over 10 acres)

- Option A - Inject or incorporate within 24 hours and prior to rainfall within 300 ft, observe a 25 ft non-manured setback, and avoid long term soil P build-up
- Option B - 50 ft wide grassed buffer
- Option C - 100 ft setback with at least 16.5 ft as grassed buffer

Wells, Mines, or Quarry

- Option A - 50 ft setback - minimum (100 ft if NPDES permitted)

Sinkholes

- Option A - Inject or incorporate within 24 hours and prior to rainfall upslope and within 300 ft and observe a 50 ft non-manured setback (100 ft non-manured setback for NPDES)
- Option B - Berm that prevents runoff from entering the sinkhole

Application of Manure During the Summer Months (June, July, and August)

- Option A - A cover crop will be planted on all fields that receive manure applications during June, July, and August

Other Conduits to Water

- Option A - Inject or incorporate within 24 hours and prior to rainfall within 300 ft, observe a 25 ft non-manured setback, and avoid long term soil P build-up
- Option B - 50 ft wide grassed buffer
- Option C - 100 ft setback with at least 16.5 ft as grassed buffer
- Option D - Protective Berm (prohibits runoff from entering the waters)

Early Fall Land Application - Unless otherwise required, this only applies to early fall manure application at NPDES or SDS permitted facilities

- Option A - Fall Application onto fields that are dominated by coarse-textured soils shall be delayed until soil temperatures in the upper six (6) inches, are less than 50 degrees Fahrenheit, unless otherwise first approved by the MPCA.

Soil Erosion Conservation Measures - Required for ANY field used for winter application and for ALL fields at NPDES permitted sites

- | | |
|--|--|
| Option A - Establish grassed waterways | Option G - Chisel or disk tillage with residue |
| Option B - Contour stripcropping | Option H - Field edge buffers |
| Option C - No-Till cropping | Option I - Contour buffer strip |
| Option D - Terracing | Option J - Sediment control basin |
| Option E - Meet tolerable soil erosion rates ("T") as defined by NRCS | Option K - Plant a cover crop on bare ground |
| Option F - Use rotations that include other than row crops (alfalfa, grass, etc) | |

Sensitive Features Management Worksheet

Even though no specific measures are required in Minnesota Rule, a complete MMP is required to identify measures that will be used to provide protection to the following areas. This worksheet will assist you in identifying which techniques will be used to provide protection to the following sensitive features even though **no specific practices are required** in Minnesota Rules.

This worksheet identifies possible techniques that can be used to provide protection to the following sensitive features. One of the following measures will be employed for the applicable sensitive feature. Any of the identified practices are acceptable.

Wetlands Under 10 Acres (uncultivated)

No specific state requirements unless a public waters wetland or other permit conditions apply.

- Option A - Observe a non-manured setback
- Option B - Maintain a grass buffer
- Option C - Incorporate manure near the wetland
- Option D - Prevent long term soil P buildup
- Option E - Utilize soil conservation practices
- Option F - Other: _____

Public Well Management Area & Drinking Water Supply Management Areas

No specific state requirements unless other permit conditions apply.

- Option A - Observe a non-manured setback
- Option B - Follow practices recommended in city wellhead protection plan
- Option C - Soil nitrate test will be used to refine nitrogen rate management decisions
- Option D - Apply no earlier than late October or when soil temperatures are less than 50°F
- Option E - Other: _____

Shallow Bedrock - less than 3 feet of soil over limestone bedrock

No specific state requirements unless other permit conditions apply.

- Option A - Use composted manure or other process which kill bacteria
- Option B - Maximize separation between fractured bedrock and manure
- Option C - Incorporate manure
- Option D - Other: _____

Floodplain

No specific state requirements unless other permit conditions apply.

- Option A - Avoid manure application during peak flooding periods
- Option B - Incorporate or inject manure when there is a risk of flooding
- Option C - Avoid winter-time manure applications
- Option D - Other: _____

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: March 16, 2020
Report date: March 6, 2020

PUBLIC HEARING: Consider Goodhue County Ordinance Updates

Proposed amendments to Articles 21 (A-1, Agricultural Protection District), 22 (A-2, Agriculture District), 23 (A-3, Urban Fringe District), 24 (R-1, Suburban Residence District) and 35 (CS, Conservation Subdivision District) to modify language relating to access and frontage requirements to match recently amended standards in the Subdivision Controls Ordinance. Request to modify Article 20 "Table of Uses" to include Agricultural Tourism Accessory Uses.

Attachments:

Proposed Amendments
Subdivision Controls Ordinance
Article 11, Section 28 Agricultural Tourism Accessory Uses
[Goodhue County Zoning Ordinance](#)

Summary:

LUM staff are proposing the following amendments to Articles 21, 22, 23, 24, 35 and the "Table of Uses" (Article 20).

"Public Road Frontage or Road Access Easement Standards":

- Amend language for consistency with recently amended Subdivision Controls Ordinance standards.

"TABLE OF USES":

- Add language for Agricultural Tourism Accessory Uses Permitted in A-1, A-2 and A-3.

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 amendments to Articles 21 (A-1, Agricultural Protection District), 22 (A-2, Agriculture District), 23 (A-3, Urban Fringe District), 24 (R-1, Suburban Residence District) and 35 (CS, Conservation Subdivision District) and Article 20 "Table of Uses".

ARTICLE 21 A-1, AGRICULTURAL PROTECTION DISTRICT

SECTION 1. PURPOSE

This 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.

SECTION 2. PERMITTED USES

All permitted uses are subject to zoning and building permits. Permitted uses allowed in the A1 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 A1 Zoning District shall be as shown in Article 20, Section, "Table of Uses".

SECTION 4. ACCESSORY USES AND STRUCTURES

Accessory structures and uses customarily incidental to any of the above permitted uses shall be permitted when located on the same property. Accessory uses in the A-1 District shall include Agricultural Related Uses as defined in Article 10 of this ordinance subject to performance standards set forth in Article 11 of this Ordinance.

SECTION 5. GENERAL DISTRICT REGULATIONS

Any lot in the A-1, Agricultural Protection District on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

Subd. 1. Lot Size.

- A. Dwelling shall be located on parcels containing a buildable area of not less than two (2) acres.
- B. The lot is large enough and so situated as to meet the standards contained in Minnesota Rules Part 7080 (MPCA Individual Sewage Treatment Systems Standard).

Subd. 2. Density.

- A. Four (4) single family dwellings per section unless additional dwellings are permitted by Sections 2 and 3 of this Article.

Subd. 3. Yard Requirements. Every permitted, conditionally permitted dwelling, or accessory structure shall meet the following yard requirements:

- A. Each lot shall have a minimum width of one hundred (100) feet at the building line .

- B. Front Yard of all Structures.
 - 1. There shall be a minimum setback of sixty (60) feet from any right-of-way lines.
 - 2. In the event any building is located on a lot at the intersection of two (2) or more roads or highways, such lot shall have a front yard abutting each such road or highway.
- C. Side and Rear Yard.
 - 1. Rear and side yards shall be a minimum of thirty (30) feet. However, livestock buildings shall be subject to a side and rear yard setback of one hundred (100) feet.

Subd. 4 Public Road Frontage or Road Access Easement Standards:

- A. Each lot shall include a minimum 33 feet of frontage on a public road right-of-way extending to the building line. As an alternative a single lot that does not front on a public road may be permitted upon 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. **Access for two or more lots shall follow the Road Design Standards in the Goodhue County Subdivision Controls Ordinance.** ~~Two lots that do not front on a public road may be permitted upon 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 Department.~~
- ~~C. Access for three (3) or more lots shall meet the requirements for public roads in the Goodhue County Subdivision Ordinance.~~

Subd. 5. Bluff Impact Zone. For any use or structure in the A-1 District, the setback from the bluff impact zone shall be no less than thirty (30) feet.

Subd. 6. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements:

- A. Agricultural buildings shall be exempt from the height requirements.
- B. Buildings other than agricultural buildings shall not exceed thirty-five (35) feet in height.

Subd. 7. Exceptions. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in Article 11, Section 22.

SECTION 6 GENERAL REGULATIONS

Subd. 1. Each permanent dwelling shall be sited on a separately surveyed or described parcel.

Subd. 2. Any building in which the keeping of livestock, fur bearing animals, or dogs (when such keeping results in the accumulation of animal wastes) is carried on shall maintain a separation of two hundred (200) feet from any dwelling on adjacent property.

Subd. 3. All building, grading and development activities shall be reviewed with the goal of minimizing loss or disruption of “Prime Agricultural Soils” as identified in the

Goodhue County Soil Survey (United States Department of Agriculture Web Soil Survey).

ARTICLE 22 A-2, AGRICULTURE DISTRICT

SECTION 1. PURPOSE

The purpose of this district is to maintain and conserve agricultural investments and prime agricultural farmland, but provide for a slightly higher density of dwellings than the A-1 District. This A-2 District is intended to apply to those areas where large farms and feedlots are more scattered and greater numbers of non-farm uses or small parcels are present. This district also has more topographic features and less prime farmland than the A-1 District.

SECTION 2. PERMITTED USES

All Permitted uses are subject to zoning and building permits. Permitted uses allowed in the A2 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 A2 Zoning District shall be as shown in Article 20, Section 7, "Table of uses".

SECTION 4. ACCESSORY USES AND STRUCTURES

Accessory structures and uses customarily incidental to any of the above permitted uses shall be permitted when located on the same property. Refer to Article 11, Section 5 for further regulations on Accessory Structures. Accessory uses in the A-1 District shall include Agricultural Related Uses as defined in Article 10 of this ordinance subject to performance standards set forth in Article 11 of this Ordinance.

SECTION 5. GENERAL DISTRICT REGULATIONS

Any parcel in an A-2, Agriculture District on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

Subd. 1. Lot Size.

- A. All buildable parcels in this district shall contain an area not less than two (2) acres.

Subd. 2. Density Requirements.

- A. Twelve (12) single family dwellings per section unless additional dwellings are permitted by Sections 2 and 3 of this Article.
- B. Any dwellings allowed by Subd. A. above shall be limited to one per 1/4, 1/4 section, except as allowed by Sections 2 and 3 of this Article.

Subd. 3. Yard Requirements.

- A. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:

1. Front Yard.
 - a. There shall be a minimum setback of sixty (60) feet from the right-of-way line of any public road or highway.
 - b. In the event any building is located on a lot at the intersection of two (2) or more roads or highways, such lot shall have a front yard abutting each such road or highway.
2. Side Yard.
 - a. Every building shall have two (2) side yards. Each side yard shall have a minimum width of thirty (30) feet. However, livestock buildings shall be subject to a side yard setback of one hundred (100) feet.
3. Rear Yard.
 - a. Every building shall have a rear yard. The rear yard shall have a minimum depth of thirty (30) feet. However, livestock buildings shall be subject to a side yard setback of one hundred (100) feet.

Subd. 4. Public Road Frontage or Road Access Easements Standards:

- A. Each Lot 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 lot that does not front on a public road may be permitted upon 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. **Access for two or more lots shall follow the Road Design Standards in the Goodhue County Subdivision Controls Ordinance.** ~~Two lots that do not front on a public road may be permitted upon 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 three (3) or more lots shall meet the requirements for public roads in Goodhue County Subdivision Ordinance.~~

Subd. 5. Bluff Impact Zone. For any use or structure in the A-2 District, the setback from the bluff impact zone shall be no less than thirty (30) feet.

Subd. 6. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements:

- A. All permitted or conditionally permitted principal buildings shall not exceed thirty-five (35) feet in height.
- B. Accessory buildings shall comply with regulations set forth in Article 11 of this Ordinance.

SECTION 6. GENERAL REGULATIONS

Subd. 1. All building, grading and development activities shall be reviewed with the goal of minimizing loss or disruption of "Prime Agricultural Soils" as identified in the Goodhue County Soil Survey (United States Department of Agriculture Web Soil Survey).

- Subd. 2. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in Article 11, Section 21.
- Subd. 3. Distances from feedlots, dwellings, churches, parks, and schools are listed in Article 13 of this Ordinance.
- Subd. 4. Each permanent dwelling shall be sited on a separately surveyed or described parcel.

ARTICLE 23 A-3, URBAN FRINGE DISTRICT

SECTION 1. PURPOSE

The intent of the A-3 District is to provide for urban expansion in close proximity to existing incorporated urban centers within Goodhue County in accordance with the Comprehensive Plan by conserving land for farming and other open space land uses for a period of time until urban services become available.

It is the intent that urban development be deferred in such areas until an orderly transition from farm to urban uses shall be achieved by either the annexation of areas adjacent to the incorporated limits of existing urban centers or the extension of public or other centralized sewage collection and treatment systems.

It is intended that the status of all areas in this district be reviewed, jointly, by the appropriate planning bodies who shall determine whether there should be a transfer of all or any part of such area to some other appropriate land use, or to indicate any changes in the existing Land Use Plan for the particular political entity or change in the Capital Program of the community affecting this district.

SECTION 2. PERMITTED USES

All permitted uses are subject to zoning and building permits. Permitted uses allowed in the A3 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 A3 Zoning District shall be as shown in Article 20, Section 7, "Table of Uses".

SECTION 4. ACCESSORY STRUCTURES AND USES

Accessory structures and uses customarily incidental to any of the above permitted uses shall be permitted when located on the same property. Refer to Article 11, Section 5 for further regulations on Accessory Structures.

SECTION 5. GENERAL DISTRICT REGULATIONS

Any lot in the A-3, Urban Fringe District on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

- Subd. 1. Lot Area.
 - A. There shall be a minimum lot size of thirty-five (35) acres per principal building or use when not served by a public or centralized sewage collection and treatment system.
 - B. Lot area shall meet the requirements in Article 24, Section 5, Subd. 1.B if served by a municipal sewage treatment system.

- C. Parcels with an existing dwelling as of June 5, 2012 which have 35 acres or more may be split provided the minimum lot size for the dwelling parcel must be at least 2 acres. All other requirements listed in Subdivisions 2, 3 and 4 of this Section would apply. Further development of dwellings on a parcel from which a dwelling site has been split shall be prohibited until such time as the Zone District Classification is changed.

Subd. 2. Yard Requirements.

- A. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
 - 1. Front Yard.
 - a. There shall be a minimum setback of sixty (60) feet from the right-of-way line of any public road or highway.
 - b. In the event any building is located on a lot at the intersection of two (2) or more roads or highways, such lot shall have a front yard abutting each such road or highway.
 - 2. Side Yard.
 - a. Every building shall have two (2) side yards. Each side yard shall have a minimum width of thirty (30) feet. However, livestock buildings shall be subject to a side yard setback of one hundred (100) feet.
 - 3. Rear Yard.
 - a. Every building shall have a rear yard. The rear yard shall have a minimum depth of thirty (30) feet. However, livestock buildings shall be subject to a side yard setback of one hundred (100) feet.

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

- A. Each Lot 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 lot that does not front on a public road may be permitted upon 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. **Access for two or more lots shall follow the Road Design Standards in the Goodhue County Subdivision Controls Ordinance.** ~~Two lots that do not front on a public road may be permitted upon 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 three (3) or more lots shall meet the requirements for public roads in Goodhue County Subdivision Ordinance.~~

Subd. 4. Bluff Impact Zone. For any use or structure in the A-3 District, the setback from the bluff impact zone shall be no less than thirty (30) feet.

Subd. 5. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements:

- A. All permitted or conditionally permitted principal buildings shall not exceed thirty-five (35) feet in height.
- B. Accessory buildings shall comply with regulations set forth in Article 11 of this Ordinance.

SECTION 6. GENERAL REGULATIONS

- Subd. 1. No new animal feedlots shall be established and expanding feedlots shall not exceed one hundred (100) animal units.
- Subd. 2. Each permanent dwelling shall be sited on a separately surveyed or described parcel.
- Subd. 3. All building, grading and development activities shall be reviewed with the goal of minimizing loss or disruption of “Prime Agricultural Soils” as identified in the Goodhue County Soil Survey (United States Department of Agriculture Web Soil Survey).

SECTION 7. JOINT POWERS REVIEW

All proposed developments within this district shall be submitted to the incorporated community and appropriate township for review and comment. The proposal shall be submitted to the affected public entity at least twenty (20) days prior to the scheduled appearance before the Planning Commission.

All review and comments by the affected entity to the Goodhue County Planning Commission shall be in writing.

ARTICLE 24 R-1, SUBURBAN RESIDENCE DISTRICT

SECTION 1. PURPOSE

The R-1, Suburban Residence District is intended to provide a district which will define and protect areas suitable for low to medium density residential development as the principal land use and to allow related facilities desirable for a residential environment.

SECTION 2. PERMITTED USES

All permitted uses are subject to zoning and building permits. Permitted uses allowed in the R1 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 R1 Zoning District shall be as shown in Article 20, Section 7, "Table of Uses."

SECTION 4. ACCESSORY STRUCTURES AND USES

Accessory structures and uses in the R1 district may be permitted when located on the same parcel as the Principal structure or use and shall comply with the following standards:

- Subd. 1. No accessory buildings or uses shall be permitted on a parcel prior to establishment of the principal building.
- Subd. 2. Detached accessory buildings shall be limited in size to 1,500 square feet in area for parcels 12,000 square feet to 1 acre and 2,100 square feet in area for parcels greater than 1 acre.
- Subd. 3. Any private garages, either separated or in connected groups, having common unpierced dividing walls between contiguous private garages.
- 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

Parcels in the R-1 District shall meet the following minimum standards:

- Subd. 1. Parcel Size, Width and Depth.
 - A. Parcels shall contain a minimum 1 acre of Buildable Area.
 - B. Parcels rezoned or subdivided prior to September 3, 2019 shall contain a minimum 20,000 square feet of area per dwelling unit when served by an individual SSTS or 6,000 square feet of area per dwelling unit when served by a Community SSTS.
 - C. All parcels shall have a minimum width of 100 feet at the building setback line and a minimum depth of 125 feet.

- Subd. 2. 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; except that, this setback may be reduced to 25 feet when such public road is a minor street serving only a residential subdivision.
 - 2. In the event any building is located on a lot at the intersection of 2 or more roads or highways, such lot shall have a front yard abutting each such road or highway.
 - B. Side Yard. Every building shall have 2 side yards. Each side yard shall have a minimum width of 8 feet.
 - C. Rear Yard. Every building shall have a rear yard. The rear yard shall have a minimum depth of 8 feet.
- Subd. 3. Bluff Impact Zone. For any use or structure in the R-1 District, the setback from the bluff impact zone shall be no less than 30 feet.
- Subd. 4. Height Requirements. Every building shall meet the following height requirements:
- A. Buildings shall not exceed 35 feet in height.
 - B. Freestanding accessory structures, including but not limited to, communication towers or antennas shall be limited to a height of 10 feet less than the distance to the nearest property line or shall be designed and engineered to collapse progressively within the distance between the tower and the property line.
- Subd. 5. Parcel Coverage. No principal building together with its accessory buildings shall occupy more than 20 percent of the total parcel area.
- Subd. 6. Substandard Lots of Record. When contiguous and under identical ownership, must be combined to meet minimum standards of this Ordinance in order that any permitted or conditionally permitted use is allowed on such lot or lots.

SECTION 6. GENERAL REGULATIONS

- Subd. 1. Plat Required. Any subdivision of an R1 zoned parcel that could result in the creation of one or more additional dwelling sites shall be platted according to procedures set forth in the Goodhue County Subdivision Controls Ordinance.
- Subd. 2. 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. **Access for two or more lots shall follow the Road Design Standards in the Goodhue County Subdivision Controls Ordinance.** ~~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.~~

ARTICLE 35 CS, CONSERVATION SUBDIVISION 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. Livestock shall be permissible as an accessory use provided no parcel exceeds 9 Animal Units.
- Subd. 5. 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. **Access for two or more lots shall follow the Road Design Standards in the Goodhue County Subdivision Controls Ordinance.** ~~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.~~

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 ≥ 7,200ft 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 ≥ 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 < 2400ft ² (Art. 11 § 29)	P	P	P	NP	NP
Farm Market/On-farm market/Roadside Stand > 2400ft ² (Art. 11 § 29)	C/I	C/I	C/I	NP	NP
Plant Nurseries & Sales	P	P	P	NP	NP
Farm Wineries < 10,000ft ² (Art. 11 § 27)	P	P	P	NP	NP
Farm Wineries > 10,000ft 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
1 Animal Unit per acre on a minimum 1-acre parcel				I	
Agricultural Tourism Accessory Uses	P	P	P	NP	NP
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/1 ^{bc}	NP	NP
Commercial/Industrial Uses primarily intended to serve Ag. Community	C/I	C/I	C/1 ^{bc}	NP	NP
Boarding or Rooming Houses as an accessory use	C/I	C/I	C/1 ^{bc}	C/I	NP
Bed and Breakfast Inn (Art.11 § 13)	C/I	C/I	C/1 ^{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 > 500ft² shall be ≥ 100ft from any lot line and ≥ 200ft 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 (<i>Art.16 § 7</i>)	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 (<i>Art.11 § 25</i>)	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) (<i>Art. 18</i>)	P	P	P	P	P
WECS (Non-Commercial) (<i>Art. 18</i>)	P	P	C/I	NP	NP
WECS (Commercial) (<i>Art. 18</i>)	C/I	C/I	NP	NP	NP
WECS (Meteorological Tower) (<i>Art. 18</i>)	P	P	C/I	NP	NP
SES (Utility Scale) (<i>Art. 19</i>)	C/I	C/I	C/I	NP	NP
SES (Commercial Scale) (<i>Art. 19</i>)	P	P	P	P	P
SES (Residential Scale) (<i>Art. 19</i>)	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