



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

Virtual Meeting Notice

The Goodhue County Planning Advisory Commission will be conducting a meeting on April 19, 2021 at 6:00 p.m. Due to concerns surrounding the spread of COVID-19, the meeting and all public hearings will be conducted by telephone or other electronic means.

The public may monitor the meeting from a remote site by logging into <https://global.gotomeeting.com/join/467941517> or calling 1 877 309 2073 beginning at 5:50 PM or any time during the meeting. Access Code: 467-941-517

Public Comments: Interested persons must submit comments by phone, in writing, or via email by noon on Monday, April 19, 2021. To submit your comments please email them to samantha.pierret@co.goodhue.mn.us or mail them to the Land Use Management Department at 509 West 5th Street, Red Wing, MN 55066. Comments received by this deadline will be read into the record during the public hearing for that item, including name and address.

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. March 15, 2021 PAC Meeting Minutes

Documents:

[MINUTES_MARCH2021_PAC_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: CUP Amendment Request For Feedlot Expansion And Construction Of An Animal Waste Processing Facility (Voth)
Request, submitted by Bradley Voth (Owner/Operator), for an estimated 219 Animal Unit expansion of an existing 770 Animal Unit dairy Feedlot and construction of an animal waste processing facility for manure separation. Parcel 33.023.0500. 22695 County 9 BLVD Goodhue, MN 55027. The S ½ of the SE ¼ of Section 23 TWP 111 Range 15 in Goodhue Township. A-1 Zoned District.

Documents:

[PACPACKET_VOTH_REDACTED.PDF](#)

2. PUBLIC HEARING: CUP Request For A Utility-Scale Solar Energy System (SES)
Request submitted by Scott Tempel (Novel Energy, Applicant) and Frederick Stumpf (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 15.9 acres. Parcel 34.008.0500. TBD Stumpf Lane, Red Wing, MN 55066. The E ½ of the NE ¼ of Section 08 TWP 112 Range 14 in Hay Creek Township. A-2 Zoned District.

Documents:

[PACPACKET_STUMPF_REDACTED.PDF](#)

3. PUBLIC HEARING: Request For Text Amendment To Article 20 Section 7 (Table Of Uses) And Article 21 (Agriculture Protection District)
Request, submitted by Trisha Studer (Applicant), to consider proposed text amendment to the Goodhue County Zoning Ordinance to allow "Retreat Centers" as a Conditional/Interim Use in the A-1 (Agriculture Protection) District.

Documents:

[PACPACKET_STUDER_REDACTED.PDF](#)

Other-Discussion

Adjourn

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

Goodhue County Land Use Management

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

**PLANNING COMMISSION
GOODHUE COUNTY, MN
March 15, 2021 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Vice Chair Darwin Fox in the Basement IT Conference Room at the Government Center in Red Wing.

Roll Call

Commissioners Present virtually via GoToMeeting: Marc Huneke (arrived at 6:10 p.m.), Tom Gale, Richard Miller, Darwin Fox, Richard Nystuen, Chris Buck, Howard Stenerson (arrived at 6:02 pm.), Todd Greseth and Carli Stark

Commissioners Absent: None

Staff Present: Land Use Director Lisa Hanni (Virtual), Zoning Administrator Ryan Bechel, and Zoning Assistant Samantha Pierret

1. Approval of Agenda

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

Motion carried 7:0.

2. Approval of Minutes

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

Motion carried 7:0.

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. PUBLIC HEARING: CUP Amendment Request for Feedlot Expansion and Liquid Manure Storage Exceeding 500,000 Gallons (Keller)

Request, submitted by Jon Keller (Owner/Operator), for an estimated 807 Animal Unit expansion of an existing 810 Animal Unit swine Feedlot and construction of an animal waste storage pit exceeding 500,000 gallons. Parcel 35.007.0301. 628 410th ST Nerstrand, MN 55053. Part of the NW ¼ of the NE ¼ of Section 7 TWP 110 Range 18 in Holden Township. A-1 Zoned District.

Pierret presented the staff report and attachments.

Chair Huneke opened the Public Hearing.

Pierret read a comment received from Greg and Linda Langemo (2667 HWY 246, Kenyon, MN 55946) voicing their opposition to the request.

³After Chair Huneke called three times for comments it was moved by Commissioner Fox and seconded by Commissioner Miller to close the Public Hearing.

Motion carried 9:0

Commissioner Fox stated that the request was reasonable for the surrounding area, being it is zoned A-1, and it is not a densely populated area, fitting for feedlot.

Commissioner Buck agreed with Commissioner Fox's remarks.

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4It was moved by Commissioner Buck and seconded by Commissioner Miller for the Planning Advisory Commission to:

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

recommend the County Board of Commissioners **APPROVE** the request for CUP amendment, submitted by Jon Keller (owner/operator), to expand the existing 810 Animal Unit swine Feedlot operation to 1617 Animal Units and construct one new animal waste storage pit creating a total on-site manure storage capacity of 2,598,672 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. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 21 (Agriculture Protection District) and Article 13 (Confined Feedlot Regulations);
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

Other-Discussion

Hanni noted the resignation of Ryan Bechel from Goodhue County. She added that Samantha Pierret will be taking the position of Zoning Administrator.

Commissioner Buck questioned when the meetings will be held in person again.

Hanni stated it will depend on remodel of old courtroom for future use, noting it will depend on when the County Board returns.

5ADJOURN: Motion by Commissioner Miller and seconded by Commissioner Greseth to adjourn the Planning Commission Meeting at 6:20 PM.

Motion carried 9:0

Respectfully Submitted,

Kathy Bauer, Zoning Administrative Assistant

¹ APPROVE the PAC meeting agenda.

Motion carried 7:0.

² APPROVE the previous month's meeting minutes.

Motion carried 7:0.

³ Motion to close the Public Hearing

Motion carried 9:0

⁴ Motion to Approve the request for the CUP Amendment

Motion carried 9:0

⁵ ADJOURN. Motion to adjourn the meeting.

Motion carried 9:0

Pierret, Samantha

From: Linda Langemo <llangemo@hotmail.com>
Sent: Monday, March 8, 2021 9:43 AM
To: Pierret, Samantha
Subject: Swine feedlot

External Email - Use caution opening links or attachments!

We don't need any more piglets there are too many now. They pollute the air when cleaning and get in the ground water for everybody around. The smell is so bad you can't be outside when they are cleaning. Greg Langemo

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

2667 HWY 246
Kenyon MN 55946

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: April 19, 2021
Report date: April 9, 2021

PUBLIC HEARING: CUP Request for Feedlot Expansion and Construction of an Animal Waste Processing Facility (Voth)

Request, submitted by Bradley Voth (Owner/Operator), for an estimated 219 Animal Unit expansion of an existing 770 Animal Unit dairy Feedlot and construction of an animal waste processing facility for manure separation.

Application Information:

Applicant: Bradley Voth (Owner/Operator)
Address of zoning request: 22695 CTY 9 BLVD, Goodhue, MN 55027
Parcel(s): 33.023.0500
Abbreviated Legal: The S 1/2 of the SE 1/4 of Section 23 TWP 111 Range 15 in Goodhue Township
Zoning District: A1 (Agriculture Protection District)

Attachments and links:

Application and project summary (excerpt of submitted materials; full submittal upon request)
Site Map(s)
Existing CUP: 13-CU05
Feedlot Officer Review and Odor OFFSET calculations (Kelsey Petit)
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The Applicant is requesting to amend their existing CUP (13-CU05) to construct a 128ft x 130ft free stall barn addition and a 70ft x 120ft manure processing facility. The planned expansion and processing facility will allow the family farming operation to increase labor and operational efficiencies as well as improve on-site manure management.

The 219 Animal Unit expansion occurred on the property sometime between 2016 and 2021 therefore, the request for Animal Unit expansion is an after-the-fact request. The additional 218 head of cattle has expanded the operation to an aggregate total of 989 Animal Units. The proposed free stall barn addition would house cattle already on the property.

The Applicant is also proposing to construct a 70ft x 120ft manure processing facility to separate manure from used bedding to create a recycled bedding product. This product would be used for the animals on-site.

The Goodhue County Zoning Ordinance (GCZO) requires CUP approval for all Feedlots exceeding 500 Animal Units in the A1 District and any proposed structures for the treatment of animal wastes.

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

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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.

Project Summary:

Property Information:

- The 80-acre property includes a dwelling, a registered feedlot, and tilled cropland.
- The parcel and all adjacent properties are zoned A1. Surrounding land uses are primarily agricultural (feedlots and row-crop agriculture). The immediate area has a low density of residential uses.
- Site access is via a “U-shaped” crushed aggregate driveway located off County 9 BLVD (blacktop surface) on the south side of the property. Emergency vehicle access appears adequate to service the property.

Feedlot Facilities:

- The Applicant is proposing to construct a 128ft x 130ft free stall barn addition. There are 6 existing cattle barns that were permitted with the previous CUP approval. Additional facilities include feed and grain storage silos and bunkers, supply sheds and utility buildings, manure lagoon (4.8 million gallon capacity) and earthen manure storage areas.

Animal Units/Setbacks:

- The Applicant is requesting after-the-fact approval to add 218 head of cattle, producing a total of 989 Animal Units as shown below (new Animal Units shown in red). The numbers crossed out below are from the Applicant’s 2013 Feedlot Conditional Use Permit application which was approved for an aggregate of 770 Animal Units. The operation is currently registered with the County Feedlot Officer for 950.4 Animal Units.

Animal Type	A.U. Factor	# of Animals	Animal Units
<u>One mature cow (whether milked or dry)</u>			
over 1,000 lbs.	1.4	529 694	740.6 971.6
under 1,000 lbs.	1.0		
one Heifer	0.7	13	9.1
one Calf	0.2	40	8.0
Total Animal Units			740.6 988.7

- New construction on existing Feedlots is required to meet a 91% Odor Annoyance-Free Rating distance (as determined by the Odor OFFSET Evaluation Model) to existing dwellings.
The nearest dwelling is approximately 1005 feet east of the proposed free stall barn addition and approximately 1,300 feet east of the proposed manure processing facility (Philip Evers).
The proposed free stall barn and manure processing facility meet all Odor Annoyance-Free Rating distance requirements.
- The Feedlot expansion is 1.75 miles east of the City of Goodhue. The City of Goodhue does not require a 99% Odor Annoyance-Free Rating distance for new construction on existing feedlots as other municipalities in the County do.
- There are currently 6 dwellings located in section 23. As an A1 zone, a maximum of 4 dwellings are allowed in the section so there is no more dwelling density available in the section. The sections to the north, south, east and west are also “full” A1 zoned sections. New dwellings cannot be located within 1,000-foot or 94% Odor Annoyance-Free Rating distance (as determined by the Odor OFFSET Evaluation Model) to existing Feedlot operations.
- The proposed Feedlot expansion 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 relatively limited topographic relief with slopes ranging from 2-6% in the project areas. The landscape drains generally towards the northwest towards an existing waterway.
- A National Pollutant Discharge Elimination System (NPDES) Stormwater Pollution Prevention Plan (SWPPP) will be required for the project. Under the NPDES permit, the facility will be required to comply with the federal effluent limitations, which includes providing containment of all manure, litter, and process wastewater for up to a 25-year, 24-hour rainfall event.
- Goodhue County Soil and Water Conservation District Technician/Water Planner Beau Kennedy reviewed the Applicant's submittal and the following is a summary of his comments:

The building [manure processing facility] is proposed immediately west of the manure storage lagoon and appears like it will avoid the waterway completely. If their plans change I'd recommend maintaining the width, depth, seed and mulch etc.

Nutrient/Waste Management:

- There is an existing 4.8 million gallon earthen manure storage lagoon on-site with approximately 8 months of storage capacity. This lagoon is located within the Odor-Annoyance Free Rating distance from neighboring dwellings. The Applicant is aware that any increases to the capacity of the lagoon would require a variance application. There are also 3 barns with manure pack storage capacity ranging from 2 to 4 months on-site.
- The proposed manure processing facility could separate manure from used bedding which can be washed and extracted to produce soft bedding or the facility could reuse separated sand bedding. The process will result in less manure needing to be stored in the lagoon on-site.

The manure processing facility and barn addition are being designed by MSA Professional Services, a licensed engineering firm.

- The Applicant has an existing manure management plan that will be updated to address the addition and manure processing facility.
- An Emergency Response Plan is required as part of an NPDES permit submittal.
- An Animal Mortality Plan will be completed with the Applicant's NPDES permit.

County Feedlot Officer Comments:

- Goodhue County Feedlot Office Kelsey Petit reviewed the Application and provided the following comments:

With the manure management planner Voth's displayed, if practiced correctly Voths will take all protective measures to meet state and county requirements to provide sufficient protection of water resources. The manure management planner if used appropriately meets all of the nutrient necessities to ensure they utilize the nutrients properly and meet the requirements of Goodhue County. In addition, Voths have land application spreading agreements with a number of people in the area.

The proposed manure processing facility separates the manure from the used bedding. One process is to produce a soft odorless bedding that used to be manure and the other process is to recycle and safely reuse the separated sand bedding. Both processes are sustainable and re-use the recycled product to reduce the amount of manure stored in the lagoon.

Township Information:

- Goodhue Township endorsed acknowledgement of the request. No specific comments or conditions were noted on the application.

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 expansion and manure processing facility 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 District) zone which was intended to allow for large-scale farming operations. There is also low residential density in the surrounding area which limits the potential for future land-use conflicts. The proposal appears harmonious with the established uses in the vicinity which include primarily cropland and animal agriculture operations.

2. The Feedlot expansion and manure processing facility are not anticipated to impede the normal and orderly development or improvement of surrounding vacant property for uses predominant to the area. The proposal meets or exceeds all setback and development standards of the Goodhue County Zoning Ordinance and appears compatible 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. The Applicant's plans also appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result.

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 request for CUP amendment, submitted by Bradley Voth (Owner/Operator), to expand an existing dairy Feedlot to an aggregate 989 Animal Units and allow the construction of a manure processing facility.

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. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 21 (Agriculture Protection District) and Article 13 (Confined Feedlot Regulations);
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME Goodhue

Goodhue County

Parcel # 33.023.0500

APPLICANT INFORMATION

Last Name voth First Bradley M.I. W
 Street Address 22695 Co. 9 Blvd Phone _____
 City Goodhue State MN ZIP 55027
 Email Address _____
 Township 111 Range 015 Section 23

PROJECT INFORMATION

Site Address 22695 Co 9 Blvd Goodhue MN 55027
 Zoning District A-1 Lot Size _____ Structure Dimensions see attached
 Type of Project Ag Buildings Proposed Use Freestall + Manure Separator
 Structure Type Wood Replacement? YES NO
 Variance # _____ Conditional Use Permit # Amendment to an existing CUP

GPS Coordinates

DISCLAIMER AND SIGNATURE

I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

Signature Bradley Voth Date 3-8-21

TOWNSHIP APPROVALS

I hereby certify that the above described project has been approved by the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.

Signature Brenda L. Hirsch Title Township Clerk Date 3/18/2021

Signature _____ Title _____ Date _____

Application fee _____ Receipt Number _____

Application fee has been sent in the mail to Goodhue County LUM 3/26/2021

See attachments for project summary

 **MSA** Memo

To: Goodhue County
From: MSA Professional Services
Subject: Application for CUP and Variance: Voth Dairy
Date: March 24, 2021

Parcel Number: 330230500
Property Address: 22695 COUNTY 9 BLVD
Class: AG DWELLING
Tax District: GOODHUE TWP 253
Zoning: A1
Acres: 160.0
Owner Name: BRADLEY W VOTH
Sec-Twp-Rng: 23-111-015
Brief Legal Description: Sect-23 Twp-111 Range-015 160.00 AC DOC# 562682 SE1/4 SEC 23-111-15 3.2AC
M OR L HWY EASE ID# 33-0000-18600

Conditional Use Permit- The request is for an amendment to an existing conditional use permit for a feedlot over 500 animal units in the A-1 Agricultural Protection District.

Attachments and links:

Application and project summary
Site Map(s)
Existing CUP
Feedlot Officer Review and Odor OFFSET calculations (Kelsey Petit)
The land spreading agreements and manure management plan
ASAP (and before April 19, 2021) Engineered plans for manure processing facility (70'x120') and free stall barn addition (128'x130').

Background:

The Applicants have an existing Feedlot registration and Conditional Use Permit (CUP) on their multigenerational family dairy farm. They are requesting to amend their CUP to improve operational efficiency.

The proposed facility is located on a 160 acre parcel (Section 23, Goodhue Township) which currently includes a Dairy Farm operation for up to 770 Animal Units and 4.5 million Gallon Storage pit that

MEMO

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received CUP approval in May 2013 (was an existing registered/approved feedlot prior to 2013). A conditional use permit is required for “any new or expanding feedlot that meets or exceeds 500 animal units” in an A-1 zoning. Voth (owner/operators) are requesting an amendment to the CUP to Increase family business in phases.

CUP objective: Build a manure processing facility and freestall barn addition in 2021. Increase family business in phases over a span of multiple years.

Established in 1877, Voth Dairy is a family-owned dairy business that has been passed down by proud farmers for six generations. We employ 10 hardworking employees that help us care for our animals, assist with milking, feeding, handling, and seasonal field work.

Animal agriculture is important to global food, nutrition, and economic security. Animal manure is a valuable resource when handled responsibly. Sustainable management of animal manure requires multi-prong approaches and holds several benefits both to the farmers and the public. We are excited to be implementing new sustainable animal manure management strategies and practices at Voth Dairy.



2016 storm damage: In July 2016 our farm was heavily impacted by a windstorm. Destroying our machine shed, shop, corner of our home, commodity feed storage, and hoop barn that housed our dairy cows. It took many hard-working years to build what we had so it was tough to see what the storm had done to our farm.

Thankfully, we had great help from our local community and neighbors. While we were walking our farm in shock of the damage, neighbors were pulling into our yard with their trucks with cattle trailers, excavators, skid loaders, and bringing their families to help clean up the mess and get the cows milked. Since we had lost a housing facility for our dairy cows that needed to be milked and not many construction months left in the year, we did not have much time. We simply rebuilt a mirror image of our existing free stall barn in replacement of the hoop barn to get operational again.

This year our goal is to build an on-site facility that creates a recycled product to use as bedding for our cows. To achieve this, we will use a manure processing facility that separates the manure from the used bedding. One processing method is to take advantage of the significant amount of undigested fiber that is left in the manure. The undigested fiber can be washed and extracted to produce a soft odorless bedding. Another processing method is to recycle and safely reuse the separated sand bedding. Both methods separate the liquid from the bedding product, which will be used to flush the manure out of the pipe from the freestall barn and can be continually reused. These processes not only allow us to create recycled bedding products for our cows to create high-quality milk, but also reduces the amount of manure stored in our lagoon. We are also proposing to build an addition onto our freestall barn to relocate our existing milking herd into a new facility and out of the outdated one.

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As the years go on we can see continued growth and success with interest from multiple family members wanting to continue the dairy farm for generations to come. New growth allows us to remove outdated facilities with new utility efficient buildings and invest in new farm technologies. This creates a better work environment for our employees, provides a better lifestyle and comfort for our dairy cows, and improves practices like manure management.

Other Information:

Estimated 1000' to southwest to dwelling (land spreading agreement)

Parcels: 330260300

Acres 11.9

Owner Name NORRIS THOMFORDE

Address 22520 COUNTY 9 BLVD

City GOODHUE

Estimated 1000' east to dwelling (registered Feedlot)

Parcels: 330240500

Acres 157.0

Owner Name PHILIP E EVERS

Address 23089 COUNTY 9 BLVD

City Goodhue

Estimated 1690' south east to dwelling (registered feedlot)

Parcels: 330250100

Acres 155.0

Owner Name PHILIP E EVERS

Tax Address 23216 COUNTY 9 BLVD

City Goodhue

Estimated 1780' west to dwelling

Parcels: 330230800

Acres 4.5

Owner Name JOHN & JANICE HOLST TRUST

Address 37874 COUNTY 4 BLVD

City GOODHUE

Goodhue Township has signed the Zoning Application Summary Form, indicating their approval of the request.

Beau Kennedy, Water Planner, Wetland Administrator has supplied some initial direction and will receive the plans for final review in coordination with Goodhue County.

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Kelsey Petit, the county feedlot officer, has supplied an 95% Odor Annoyance-Free Rating at a distance of 1000 ft. for phase one (1) and two (2) of the expansion.

Odors From Feedlots Setback Estimation Tool						
Farm Name	Voth Dairy LLC		Clear All	OFFSET Ver 2.0 University of Minnesota 02/24/2017		
Address or County	Goodhue			OFFSET Annoyance-free 95%		
Evaluator	K. Petit Goodhue Cfo					
Date	2/24/2021					
Source Edge to Nearest Neighbor (ft)	1000					
Source Edge to Property Line (ft)	80					
Building Sources						
Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Dairy - free stall	140	560	1	78400	None	
Use added	66	160	1	10560	None	

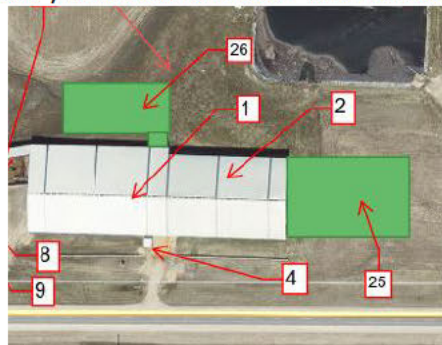
MPCA permitting, MPCA Environmental Specialist Mark Gernes: If/when the operation exceeds 1000 Animal units, the registration, permitting, and inspections will be primarily handled by the MPCA. Under the NPDES permit, the Farm will be required to comply with the federal effluent limitations, which include the requirement that the feedlot be designed and operated to contain all manure, litter, and process wastewater including the runoff and direct precipitation from a 25-year, 24-hour rainfall event. The permit will contain requirements, conditions, or schedules for achieving compliance with discharge standards and requirements, management of animal manure, and construction and operation of animal holding areas and manure storage areas. An Emergency Response Plan and a manure management plan are required as part of an NPDES permit submittal.

The proposal includes:

1. Phase 1 2021: Increase Animal Units to 989 AU,

	2021 HERD SIZE	2021 AU'S
Milking Cows	660	924
Dry Cows	34	47.6
Springing Heifers	13	9.1
Calves	40	8.0
TOTALS		988.7

2. Phase 2 2021: Build a manure processing facility (70'x120') and Free stall barn addition (128'x130') with coordination with SWCD for site design.



MEMO

March 25, 2021

Conditional use permit:

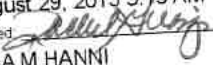
PROJECT SUMMARY

1. Description of purpose and planned scope of operations (including retail/wholesale activities).
Continue to be a successful Family run Dairy Operation
2. Planned use of existing buildings and proposed new structures associated with the proposal.
New Barn for dry and milking cows and manure storage
3. Proposed number of non-resident employees.
Estimated 15-20 non-family employees from the community
4. The operation with continue operating as it has for the past 150+ years; estimated hours of operation are predominantly to be 4:00AM-6:30 PM daily.
5. Planned maximum capacity/occupancy.
See site plan
6. Traffic generation and congestion, loading and unloading areas, and site access.
Traffic generally exits the site to County Blvd 9, see site plan
7. Off-street parking provisions (number of spaces, location, and surface materials).
See site plan
8. Proposed solid waste disposal provisions.
See site plan
9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.
See site plan
10. Existing and proposed exterior lighting.
See site plan
11. Existing and proposed exterior signage.
Any future signs will be in conformance with Goodhue County Sign Ordinance standards, see site plan.
12. Existing and proposed exterior storage.
See site plan
13. Proposed safety and security measures.
Emergency Management Plans are regularly updated
14. Adequacy of accessibility for emergency services to the site.
Any emergency service vehicles has full and easy access to all structures on the site
15. Potential for generation of noise, odor, or dust and proposed mitigation measures.
The farm will follow all MPCA rules and guidelines and will have completed a NPDES permit.
16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.
The farm will follow all MPCA rules and guidelines and will have completed a NPDES permit.
Site will be excavated per engineering plans included in the Storm Water Pollution Prevention Plan as a part of the NPDES permitting by the MPCA.
17. Existing and proposed surface-water drainage provisions.
See map and will be addressed through the construction plans.
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:

MEMO

March 25, 2021

- The proposed Feedlot and manure storage expansion 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 farming operations. There is also very low residential density in the surrounding area which limits the potential for future land-use conflicts. The proposal appears harmonious with the established uses in the vicinity which include primarily cropland and animal agriculture operations.
- A number of the closest neighboring property owners and dwelling have manure spreading agreement with Voth Dairy.
- The Feedlot expansion and liquid manure storage pits are not anticipated to impede the normal and orderly development or improvement of surrounding vacant property for uses predominant to the area. The first phase of proposal meets or exceeds all setback and development standards of the Goodhue County Zoning Ordinance and appears compatible with adjacent land uses. Possible additional phases of the expansion of manure storage exceed the 91% Odor Annoyance-Free Rating distance to minimize odor or fume impacts to non-related surrounding landowners and a request has been made for a variance to Goodhue County's Odor offset limit of 91%.
- The project utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.
- 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.
- 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. The applicant's plans also appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result.

Certified, Filed, and or Recorded on:
August 29, 2013 9:19 AM
Signed  Deputy
LISA M HANNI
GOODHUE COUNTY RECORDER
Fee Amount: \$46.00

**STATE OF MINNESOTA
COUNTY OF GOODHUE**

**PLANNING ADVISORY COMMITTEE
BOARD OF COMMISSIONERS
CONDITIONAL USE PERMIT PROCEEDINGS
FILE NO. 13-CU05**

In the matter of: Bradley Voth Conditional Use Permit

A request for a Conditional Use Permit submitted by Bradley Voth for up to 770 animal units, a freestall cattle barn, and a 4.5 million gallon storage pit at an existing animal feedlot in the A-1 Agricultural Protection District in Section 23, Goodhue Township for approval.

The above-entitled matter came to be heard before the Goodhue County Planning Advisory Committee on the 20th day of May, 2013 on a petition for a conditional use permit pursuant to Goodhue County Zoning Ordinance.

PROPERTY ADDRESS: 22695 County 9 Boulevard, Goodhue, MN 55027

PARCLE NO. 330230500

LEGAL DESCRIPTION: See Attached document.

IT IS RECOMMENDED to the Goodhue County Board of Commissioners that the conditional use permit be approved for up to 770 animal units, a freestall cattle barn, and a 4.5 million gallon storage pit at an existing animal feedlot on Parcel 330230500, located in the A-1 Agricultural Protection District in part of SE ¼ of Section 23 in T111N R15W, Goodhue Township and be in conformance with all applicable Goodhue County Zoning regulations, subject to the following conditions:

1. **Compliance with Goodhue County Zoning Ordinance Article 13 (Confined Feedlot Regulations).**
2. **Submittal of the following information to the Zoning Administrator:**
 - a. **All necessary state and federal permits.**
 - b. **Soils map.**
3. **Construction and operation of Voth Dairy shall be in conformance with the plans and descriptive information included with the conditional use permit submitted to the County on 19 April 2013.**

Date signed: 8-19-2013

Richard L. Bauer

Richard Bauer, Chairperson
Goodhue County Planning Advisory Commission

The above entitled matter came to be heard before the Goodhue County Board of Commissioners on the 4th day of June, 2013 on a petition for a conditional use permit pursuant to Goodhue County Zoning Ordinance. The honorable Board of Commissioners have APPROVED the Conditional Use Permit with the following conditions and recognized the findings of fact as presented in the staff report:

1. **Compliance with Goodhue County Zoning Ordinance Article 13 (Confined Feedlot Regulations).**
2. **Submittal of the following information to the Zoning Administrator:**
 - a. **All necessary state and federal permits.**
 - b. **Soils map.**
3. **Construction and operation of Voth Dairy shall be in conformance with the plans and descriptive information included with the conditional use permit submitted to the County on 19 April 2013.**

IT IS ORDERED that the conditional use permit for up to 770 animal units, a freestall cattle barn, and a 4.5 million gallon storage pit at an existing animal feedlot on Parcel 330230500, located in the A-1 Agricultural Protection District in part of SE ¼ of Section 23 in T111N R15W, Goodhue Township be APPROVED with the conditions stated above.

Date signed: 8/19/13

[Signature]

Dan Rechtzigel, Chairperson
Goodhue County Board of Commissioners

STATE OF MINNESOTA)
) ss.
COUNTY OF GOODHUE)

LAND USE MANAGEMENT DEPARTMENT

I, Michael Wozniak, AICP, Planner/Zoning Administrator for Goodhue County, do hereby certify that I have compared the foregoing copy and Order this conditional use permit with the original record thereof preserved in my office, and have found the same to be correct and true transcript of the whole thereof.

Dated this 20th day of August, 2013.

Michelle A. Wigniak

Planner/Zoning Administrator, Goodhue County



Drafted by:
Goodhue County Land Use Management Department
509 West Fifth Street
Red Wing MN 55066

Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
 University of Minnesota
 1/21/2017

Farm Name	Voth Dairy LLC
Address or County	Goodhue
Evaluator	K. Petit Goodhue Cfo
Date	2/24/2021

Clear All

OFFSET
 Annoyance-free
 95%

Source Edge to Nearest Neighbor (ft)	1000
Source Edge to Property Line (ft)	80

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Dairy - free stall	140	560	1	78400	None	
User added	66	160	1	10560	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
Steel or concrete tank	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/m ²)	
H2S Flux (ug/s/m ²)	
NH3 Flux (ug/s/m ²)	
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/m ²)	
H2S Flux (ug/s/m ²)	
NH3 Flux (ug/s/m ²)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

OFFSET Summary and Results



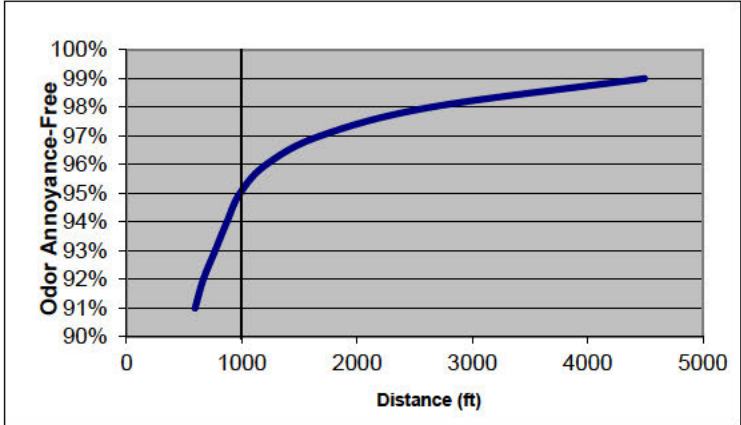
Farm Name	Voth Dairy LLC
County	Goodhue
Evaluator	K. Petit Goodhue Cfo
Date	2/24/2021

Source Characteristics Summary					Flux Rates (with control technology)				Source Emission Rates*		
	Similar Sources	Emit Area sq ft	Control Technology	Percent	Odor ou/s/m2	OFFSET OER	H2S ug/s/m2	Ammonia ug/s/m2	Odor ou/s	H2S ug/s	Ammonia ug/s
			Type	Treated							
Buildings											
Dairy - free stall	1	78400	None	0%	1.8	6.0	0.7	31.0	13409	5101	225907
User added	1	10560	None	0%	0.0	0	0.0	0.0	0	0	0
Area Sources											
Steel or concrete tank		0	None		30.0	28	38.0	194.0	0	0	0

*includes control technologies

Site Emissions	
Total Site Area (ft2)	88,960
Total Odor Emission Factor (TOEF)	47
Total Site H2S Emissions (mg/s)	5
Total Site H2S Emission AVERAGE (lbs/day)	1
Total Site H2S Emission MAX (lbs/day)	2
Total Site H2S Emissions (tons/yr)	0
Total Site Ammonia Emissions (mg/s)	226
Total Site Ammonia Emission AVERAGE (lbs/day)	43
Total Site Ammonia Emissions MAX (lbs/day)	86
Total Site Ammonia Emissions (tons/yr)	8

Source Edge to Nearest Neighbor (ft)	1000
OFFSET Annoyance-free frequency	95%



RECEIVED

RETURNED

DEC 12 2018

DEC 26 2018

GOODHUE SWCD
104 EAST 3RD AVENUE - PO Box 335
GOODHUE, MN 55027
651-923-5286 Ext 4

Feedlot registration form

Feedlot Program

Doc Type: Feedlot Registration

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

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

Facility name: Voth Dairy Farm Registration number: 049-73470
Facility Address: 22695 Co. 9 Blvd Parcel ID number: 330230500
City: Goodhue State: mn Zip code: 55027
Phone: [REDACTED] Email: [REDACTED]

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

Feedlot owner Same as feedlot name and address
Name: Bradley Voth Address: 22695 Co. 9 Blvd City: Goodhue State: mn Phone: [REDACTED] Zip: 55027 Email: [REDACTED]
Contact person Same as feedlot owner information
Name: Bradley Voth Address: 22695 Co. 9 Blvd City: Goodhue State: mn Phone: [REDACTED] Zip: 55027 Email: [REDACTED]

Facility locational information

County: Goodhue City/Township: Goodhue

Township (26-71 or 101-168)	Range (1-61)	Section (1-36)	¼ Section (NW, NE, SW, SE)	¼ of ¼ Section (NW, NE, SW, SE)
<u>111 N</u>	<u>15W</u>	<u>23</u>	<u>SE</u>	<u>SE</u>

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

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

Animals on pasture for part of the year Yes No
Open lots (dirt, concrete, other) that are designed as animal holding areas Yes No
Buildings that are designed for animal confinement or as animal holding areas Yes No
If yes to either above, what is the shortest distance from an animal holding area to a well? (Including unused or unsealed wells) 180 feet
A liquid manure storage structure Yes No
A manure stockpile (solid manure storage area) Yes No
If yes to either above, what is the shortest distance from a manure storage area to a well? (Including unused or unsealed wells) 180 feet
If you closed a liquid manure storage area or permanent manure stockpile since your last registration, complete the following:
Date closed: _____ Liquid storage Solid storage
Date closed: _____ Liquid storage Solid storage

MAP 01: PROPERTY OVERVIEW

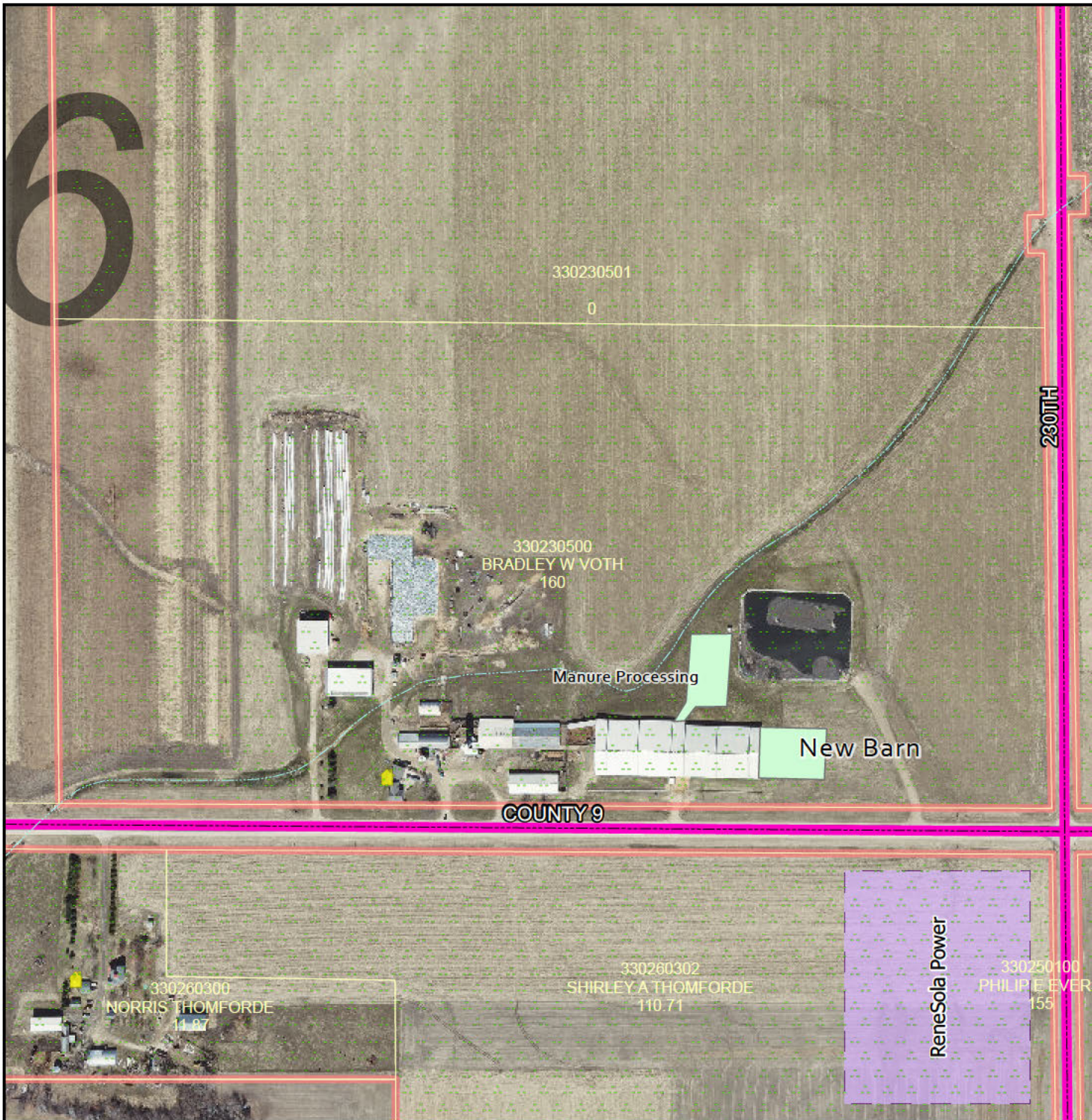
PLANNING COMMISSION

Public Hearing
April 19, 2021

Bradley Voth (Owner/Operator)
A1 Zoned District

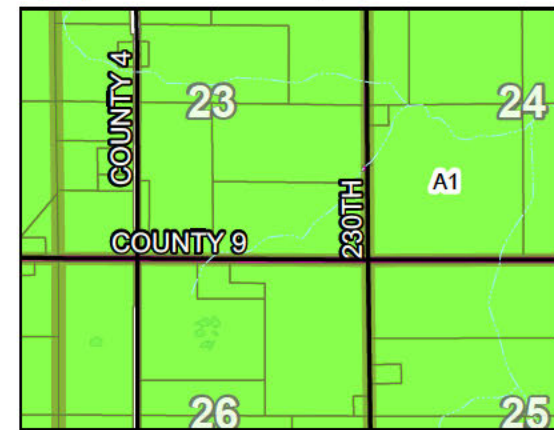
S 1/2 of the SE 1/4 Section 23 TWP 111
Range 15 in Goodhue Township

Request for an estimated 219 AU expansion
of an existing 770 AU Feedlot and
construction of an animal waste processing
facility for manure separation



Legend

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



0 140 280 560 840 US Feet

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2020 Aerial Imagery
Map Created April, 2021 by LUM



MAP 02: VICINITY MAP

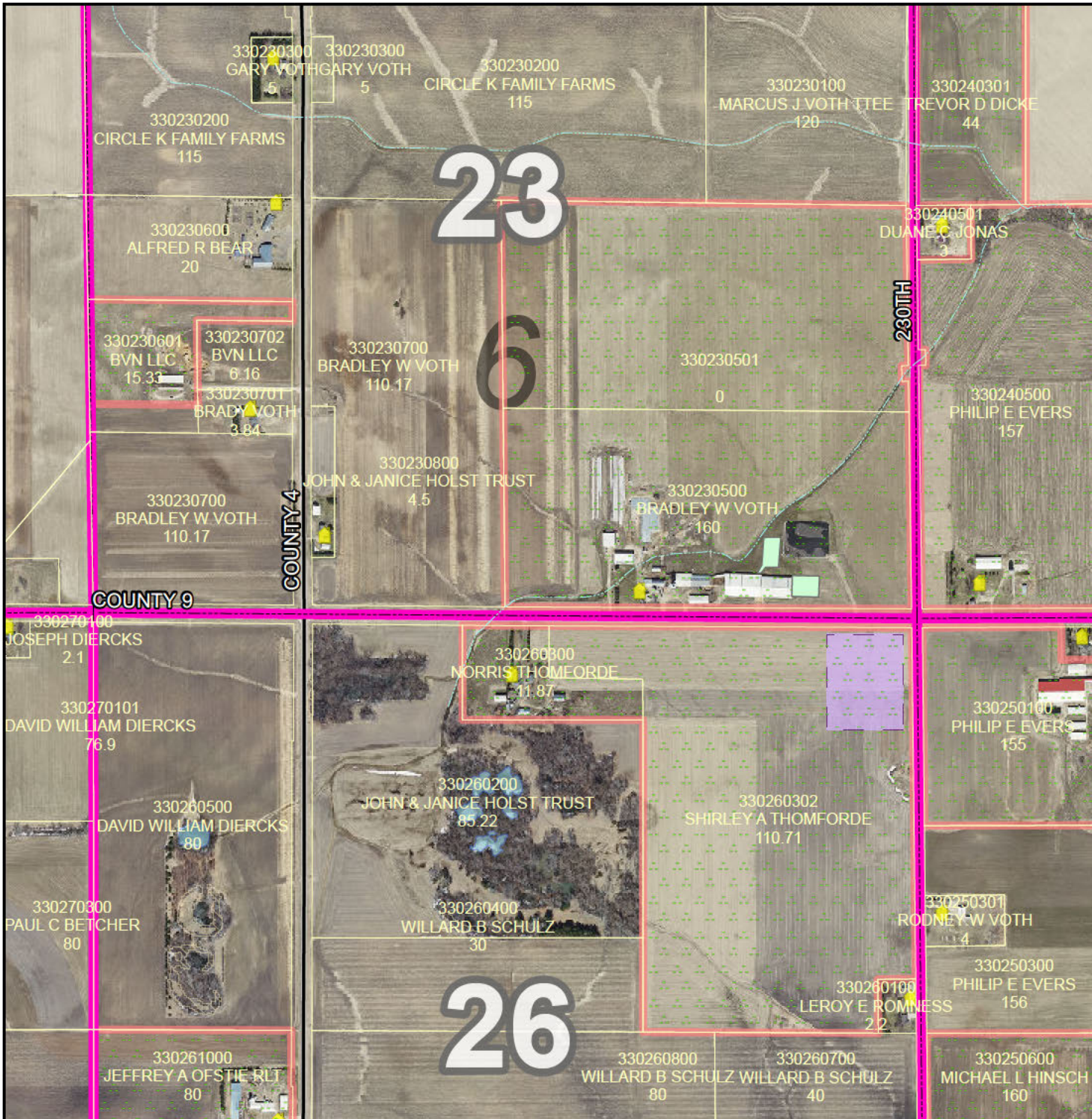
PLANNING COMMISSION

Public Hearing
April 19, 2021

Bradley Voth (Owner/Operator)
A1 Zoned District

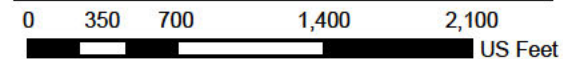
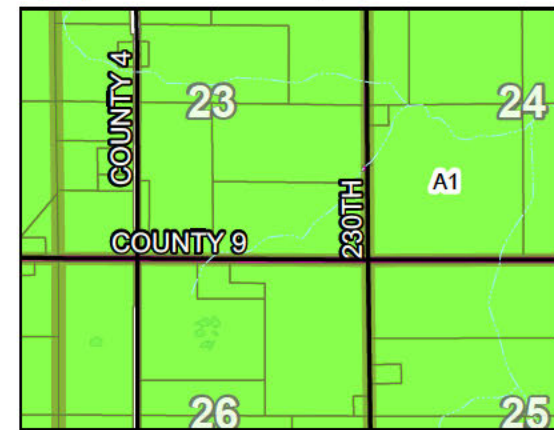
S 1/2 of the SE 1/4 Section 23 TWP 111
Range 15 in Goodhue Township

Request for an estimated 219 AU expansion
of an existing 770 AU Feedlot and
construction of an animal waste processing
facility for manure separation



Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 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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2020 Aerial Imagery
Map Created April, 2021 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
April 19, 2021

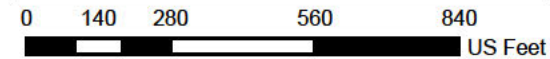
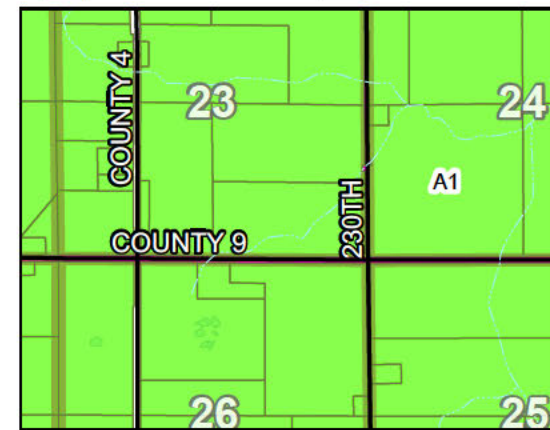
Bradley Voth (Owner/Operator)
A1 Zoned District

S 1/2 of the SE 1/4 Section 23 TWP 111
Range 15 in Goodhue Township

Request for an estimated 219 AU expansion
of an existing 770 AU Feedlot and
construction of an animal waste processing
facility for manure separation

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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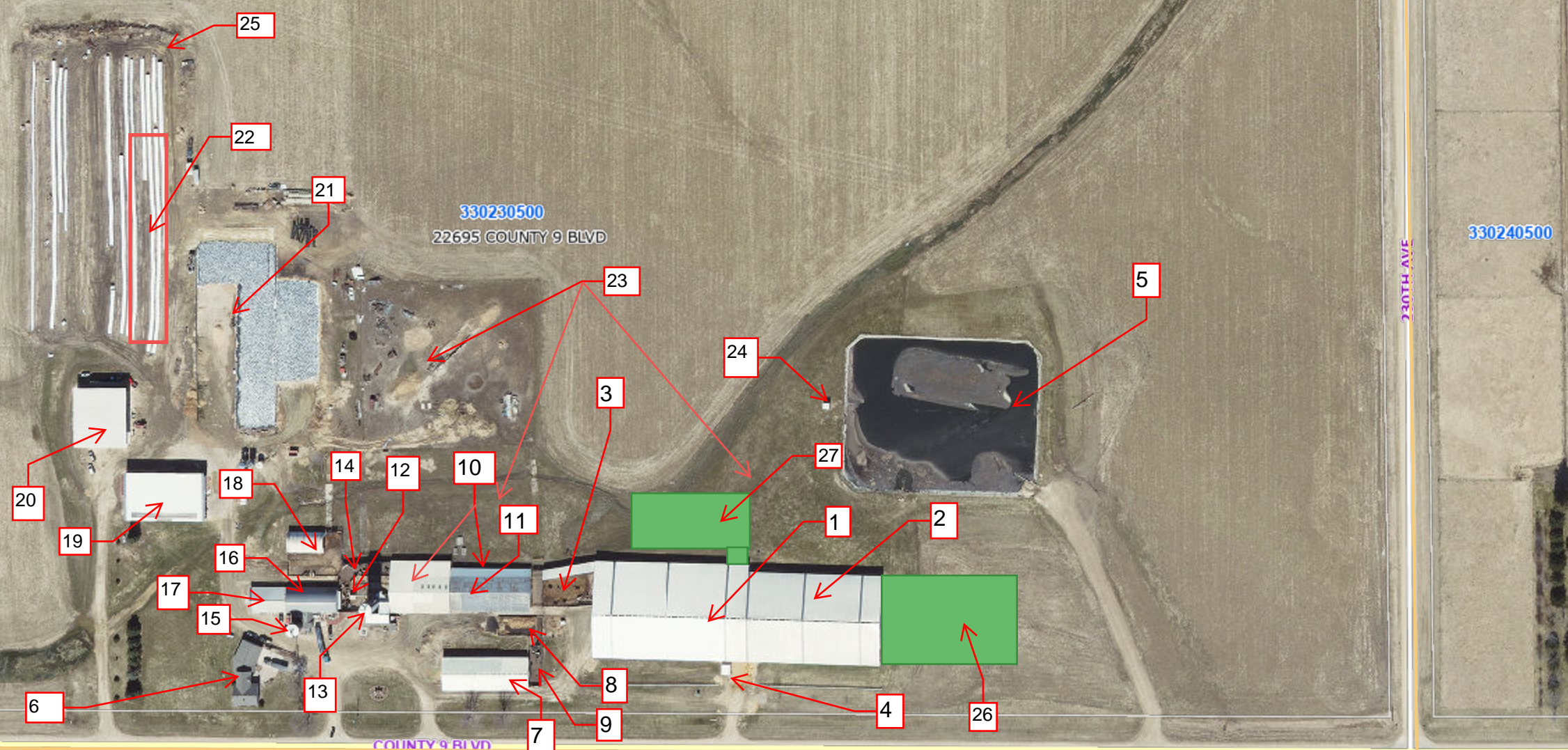
2020 Aerial Imagery
Map Created April, 2021 by LUM



Voth Phase 1 & 2 Farmstead Site Map

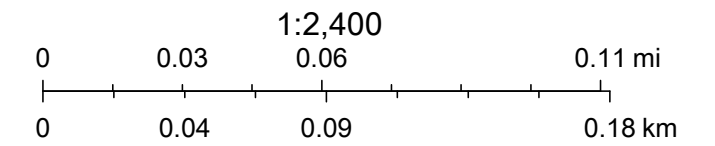
2021 Parcel Division

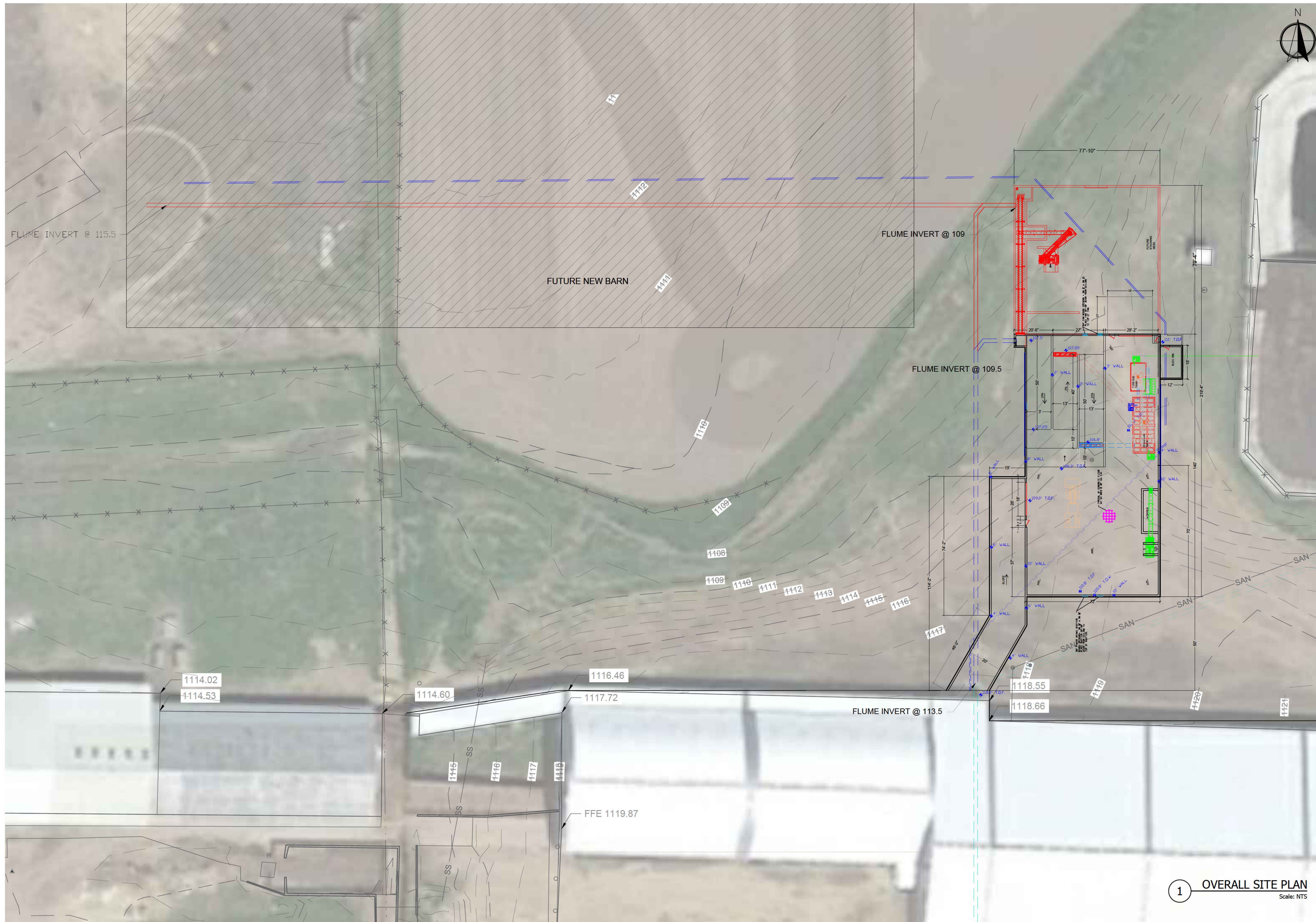
1. Dairy - Freestall (138' x 192')
2. Dairy - Freestall (128'x192')
3. Open Lot Dairy (4,700 SF)
Sort Yard
Occasional use/Typ 1 hd per week
4. Office/Supply Shed (14'x22')
5. Earthen Manure Storage
Manure Lagoon, 2-Stage (290' x 232',
~4.8 million gallons
6. Owner Occupied Dwelling
7. Dairy Loose Housing (40' x 130')
Dry Cows
8. Earthen Manure Storage (30' x 60' x 4')
9. Open Lot Dairy (1,300 SF)
10. Dairy Freestall (12,000 SF)
Cow/Prefresh Barn
**Building re-purposed to
Sorting/Calving/Transition Management.*
11. Concrete Tank (40' x 120' x 8')
Underbarn Manure Storage
12. Concrete Tank (8' x 12' tank)
Pump Room (8' x 8' building)
13. Harvestore Silo (20' DIA x 80', high moisture corn)
14. Drover's Lane/Connector (2,500 SF)
15. Harvestore Silo - Not in use, to be removed
16. Holding Area Barn (32' x 76')
17. Milking Parlor (32' x 50')
18. Dairy - Loose Housing (30' x 52') and open lot Dairy (3,200 SF)
Hoop barn
19. Dairy Loose Housing (40'x112)
Calf/Commodity Building (north half commodity -32' x 112'; south half, calf housing - 40'x112')
20. Shop Building (70'x80')
21. Bunker Silage Storage (120'x300' concrete with 8' walls, 70'x200' on dirt)
22. Asphalt Silage Pad (60'x200' approx. 35' west of bunker storage, wrapped baleage area, but less area needed because of the asphalt pad storage.
23. Open Lot Dairy (3)
24. Utility/Control Building (10'x10')
25. Compost Area
26. Dairy - Freestall 128' x 130'
Freestall Extension
**80 cows relocated from facility #10 to this building, no expansion of animal numbers.*
27. 70' x 120' Manure Processing Building



March 6, 2021

- Public Land Survey
- Municipal Boundary
- Township or Other Roads
- County Roads 2,400
- County Roads - Paved
- Township or Other Roads
- Township or Other Roads
- PIN
- Full Address
- Parcels





DWG BY:	DATE:
NAME	X-X.XXXX

REVISIONS:

DISCLOSURE NOTICE: THESE DRAWINGS & INFORMATION CONTAINED WITHIN ARE THE PROPERTY OF KOMPRO SALES & SERVICE, INC. ANY DUPLICATION OR DISTRIBUTION NEEDS TO BE APPROVED BY KOMPRO SALES.

SCALE: THESE DRAWINGS ARE SCALED TO A 22"x36" PAPER, IF PRINTED ON 11"x17" SCALE IS REDUCED BY 1/2.



CUSTOMER: VOTH
 PROJECT:
 LOCATION:
 KOMPRO SALES & SERVICE INC. DEALER FOR AG AUTOMATION & FACILITY CONTRACTING
 ADDRESS: W4698 HWY B5, DURAND, WI 54736 - OFFICE: 715-672-6253, FAX: 715-672-8479

SHEET NO.	C1
DATE:	4/6/21

1 OVERALL SITE PLAN
 Scale: NTS



DWG BY:	DATE:
NAME	X-X-XXXX
REVISIONS:	

DISCLOSURE NOTICE: THESE DRAWINGS & INFORMATION CONTAINED WITHIN ARE THE PROPERTY OF KOMPRO SALES & SERVICE, INC. ANY DUPLICATION OR DISTRIBUTION NEEDS TO BE APPROVED BY KOMPRO SALES.

SCALE: THESE DRAWINGS ARE SCALED TO A 22"x36" PAPER, IF PRINTED ON 11"x17" SCALE IS REDUCED BY 1/2.



CUSTOMER: **VOTH**
 PROJECT:
 LOCATION:
 KOMPRO SALES & SERVICE INC. DEALER FOR AG AUTOMATION & FACILITY CONTRACTING
 ADDRESS: W4698 HWY 85, DURAND, WI 54736 - OFFICE: 715-672-4253, FAX: 715-672-8479

SHEET NO.	C2
DATE:	4/6/21

1 ENLARGED SITE PLAN
 Scale: NTS

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: April 19, 2021
Report date: April 9, 2021

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

Request, submitted by Scott Tempel (Novel Energy, Applicant) and Frederick Stumpf (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 15.9 acres.

Application Information:

Applicant: Scott Tempel (Novel Energy, Applicant) and Frederick Stumpf (Owner)

Address of zoning request: TBD Stumpf Lane, Red Wing, MN 55066

Parcel(s): 34.008.0500

Abbreviated Legal: The E ½ of the NE ¼ of Section 08 TWP 112 Range 14 in Hay Creek Township

Zoning District: A-2 (Agricultural Protection District)

Attachments and links:

Applications and submitted project summary (excerpt of materials; full submittal available upon request)

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 15.9-acres of leased land located in Goodhue Township that is owned by Frederick Stumpf. 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 A-2 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.

Project Summary:

Property Information:

- The 15.9-acre (approximate) area to be leased by the Applicant is situated on a 109.06-acre parcel owned by Frederick Stumpf. The proposed lease area and several acres of the property is currently used for row-crop agriculture. Additional land, north of the proposed solar facility, consists of forested land and blufflands (slopes greater than 30%).
- Adjacent land uses include primarily row-crop and animal agriculture (Feedlots) and medium-density residential. The nearest residence is located approximately 1,142 feet from the proposed array to the northeast (Larry Stumpf). The City of Red Wing City limits are approximately 0.75 miles to the north.
- Adjacent zoning districts are all A-2 (General Agriculture District).

Solar Array:

- The solar array is proposed to include 3,600 (400W) single-axis tracker panels installed in 36 rows spaced 20-feet apart. Steel and aluminum racks will hold up the solar panels, reaching 14 feet above grade at the maximum tilt 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 center of the project area, facilitating connection to an existing Xcel Energy circuit.

- The project area is located approximately 0.5 miles from County 5 BLVD (blacktop surface) on Stumpf Lane (aggregate surface).
- A 16-foot wide crushed aggregate access drive will be installed for direct access to this site from Stumpf Lane. Hay Creek Township, road authority for Stumpf Lane, has reviewed the proposed site access and recommended approval of the project.

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. Emergency vehicle access appears adequate to service the facility.

- Ample space exists within the project area to provide off-street parking, turnaround, unloading, and storage space for workers and materials during the construction phase.
- 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 northeast to southwest with stormwater runoff draining towards the lower areas in the southwest corner of the parcel.
- A preliminary grading and erosion control plan has been provided for this project. The plan notes that stormwater management will include the use of best management practices and perimeter control devices (silt fencing/biologs) to prevent erosion until the site is re-vegetated. An area for an infiltration basin is shown on submitted plans. No wetland or Bluffland features have been identified within the project area.

Beau Kennedy (Goodhue SWCD Water Planner) reviewed the proposal and offered the following comments:

WCA TEP reviewed the wetland report last month. We will be sending out an official wetland determination on April 6th, 2021 which will state that no wetlands are present in the project area. There are some steep slopes present on site that should be taken into consideration when developing the erosion control plan. The double row of silt fence is a good start (as shown on

page 35 of the SWPPP). There is an existing grassed waterway in the center of the project area that flows to the SW. Maintaining the grasses in the waterway during and after construction will help reduce erosion when the site becomes disturbed during construction. Seeding plan looks good if implemented properly. I'm guessing a dormant seeding will be necessary based on their construction schedule, or a final seeding in summer of 2022. Temporary seeding (cover crop) should be seeded immediately following construction as described in the SWPPP.

- An erosion control/stormwater management plan is customarily submitted for administrative review at the time of building permit application. An NPDES (National Pollutant Discharge Elimination System) and SWPPP will be required for this project and will need to be submitted by the Applicant prior to Building Permit approvals.
- There is little vegetative screening existing at the site. Topographic relief does provide some screening from neighboring properties. The Applicant has noted that they are willing to provide screening south of the proposed site to screen the project from the adjacent Right-of-Way. The Planning Commission should consider whether any screening of the proposed SES is warranted.
- Apart from the meter pad (typically less than 500 square feet), the area within the project boundary will be seeded with a pollinator seed mix and native grass mix.
- A 6-foot tall chain link fence with three strands of barbed wire on top will be constructed around the perimeter of the project area for security.
- Construction is expected to last approximately 5 weeks and is anticipated to begin in summer of 2021.

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 prepared a Decommissioning Agreement between Novel Energy and Frederick Stumpf. The plan includes the removal of all of the solar arrays, cables, electrical components, accessory structures, fencing, roads, and other ancillary facilities owned by the solar garden within 180 days of the end of the project useful life.
- 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.

Hay Creek Township:

- Hay Creek Township considered the solar garden proposal at their March 1, 2021 meeting and voted to recommend the Goodhue County Board approve the CUP application for a solar garden on the Stumpf property.
- A Township Zoning Approval permit will need to be acquired by the Applicant as part of the Building Permit submittal package.

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 Solar Garden is located within a primarily agricultural area.
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 or will be provided 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 Scott Tempel (Novel Energy, Applicant) and Frederick Stumpf (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 15.9 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. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicant 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;
7. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 22 (Agriculture District). The Applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
10. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Permit#

Solar Energy System Application

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Frederick Stumpf	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
26379 Stumpf Ln	(651)388-2792
Red Wing, MN 55066	EMAIL:
	none
APPLICANT OR AUTHORIZED AGENT'S NAME:	
Scott Tempel	Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
3202 Wycliff Ave, Ste 300	(651)272-7104
St. Paul, MN 55114	EMAIL:
	scott.tempel@novelenergy.biz

2. Location and Classification

STREET ADDRESS OF PROJECT:	PARCEL #:
TBD Stumpf Lane	340080500
LEGAL DESCRIPTION:	Attached <input checked="" type="checkbox"/>

3. Supporting information

NUMBER OF SOLAR COLLECTORS TO BE INSTALLED	TOTAL SIZE OF PROJECT
3,600	10 acres
DESCRIBE METHOD OF CONNECTING THE ARRAY TO A BUILDING OR SUBSTATION	Attach signed interconnection agreement <input checked="" type="checkbox"/>

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 applications may be required.

Signature: Scott Tempel Date: 03/05/2021

Print name: Scott Tempel

County Section				
SES Application Fee:	SES Zoning Permit: \$200	SES CUP/IUP: \$1000	Receipt Number	Date
Building permit #:				
Shoreland _____ Lake/Stream Name _____ Zoning District _____				
Conditions:				
Zoning Administrator Signature				

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. Visual Impact Analysis. Is the project anticipated to adversely effect visual sightlines of neighboring dwellings, properties or public rights-of-way. Identify measures to avoid, minimize or mitigate visual effects.

The project will have no negative visual impacts. The array is not close to any homes
or major roadways. The site is on a hill and will be visible from a distance.

2. Proposed stormwater management measures. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after construction. An NPDES permit may be required.

Preliminary SWPPP report attached

3. Maintenance plan for grounds surrounding the system(s).

Maintenance plan attached

4. Anticipated wetlands impacts. Has a wetlands impact study been completed?

Wetlands study attached

5. Proposed decommissioning procedures.

Decommissioning plan attached



Novel Stumpf Solar LLC

1MW Megawatt 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) is 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. Nationally, as many as 75% of homes and businesses are unable to install solar on their property due to site conditions, regulations and cost; making off-site solar energy production their only option.

This proposed site will be constructed to produce one megawatt (1MW) of electric generation. The request will be for a period of up to 30 years. The electrical energy will be distributed directly to the existing electrical grid for subscribers to the energy produced by the system. 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. Landowners 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. Landowners 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.

Description

The parcel is owned by Frederick & Cindy Stumpf

PID#: 340080500

Legal Description: The East Half of the Northeast Quarter of Section 8, Township 112 North, Range 14 West, Goodhue County, Minnesota, EXCEPT the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 8, Township 112 North, Range 14 West. ALSO the Northeast Quarter of the Southeast Quarter of Section 8, Township 112 North, Range 14 West, Goodhue County, Minnesota.

Parcel Description: Agricultural production

Site Access: 297th Way

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

Equipment

The project will consist of 3,600 Tier-1, 400-Watt, multi-crystalline solar panels. Bloomberg New Energy Finance rates solar panels in tiers based on a variety of factors including financeability. All Tier-1 panels used have a 25-year warranty. 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 as engineered to meet industry, state and federal standards.

Transformers and related equipment will be placed on a concrete slab on grade adjacent the 1MW array grouping. Xcel Energy required poles will be standard electric utility poles with underground 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 3,600 solar panels. The array and equipment pad will be surrounded by a 6' high chain link fence with three strands of barbed wire on top of that. The panels will not exceed 14 feet in height at full tilt. The piles will be pounded straight into the ground and the depth they will have to be pounded will be determined by pull testing which will be completed prior to plan sets being completed to ensure that they are structurally sound. The installation will include 200 strings with 18 modules on each string with 20-foot row to row spacing on a single axis tracer. The attached layout provides the proposed layout which is subject to engineering and final Xcel approval. The final layout will continue to meet all Goodhue County 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 interconnection will be illuminated continually in the evening hours for safety of responding personnel.

Screening can be provided on the south side of the site. The screening would consist of trees to screen from the adjacent ROW. Following construction of the arrays and any other project requirements, vegetation will be 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

Construction activities will begin in summer of 2021. Installing posts at different depths and lengths will accommodate the minimal sloping on the site preventing the need for grade and fill activities. 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 2-4 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 5 weeks. Deliveries will come from 297th Way to the site access as depicted on the site plan. 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 as shown on the site plan. Disposal of waste materials will comply with all local, state and federal regulations and best practices.

Hydrological Features

A wetland delineation has been completed and is attached herein. The wetland delineation has been submitted to the County and US Army Corp. Storm water management will be handled by current best practices 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 submitted with this package.

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. It will 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 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.

Detailed decommissioning includes:

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

Map Unit Symbol	Map Unit Name	Hydric Soil Rating	Rating Description	Drainage Classification
N507C2	Timula-Mt. Carroll complex, 6 to 12 percent slopes, moderately eroded	0	Not Hydric	Well drained
N507B	Timula-Mt. Carroll complex, 2 to 6 percent slopes	0	Not Hydric	Well drained
N507D2	Timula-Mt. Carroll complex, 12 to 18 percent slopes	0	Not Hydric	Well drained

Description of Slopes: The Goodhue County Soil Survey indicates slopes within the Project boundaries ranging from 2 to 18 percent.

Drainage patterns: Review of the elevation contours show stormwater flow draining Southwest off the property.

Vegetation: Upon completion of construction activities, native grass seed mixtures and pollinator blends will be planted for final stabilization of the site.

1.5 Construction Site Estimates

The following are estimates of the construction site:

Project Area Summary	
Total project lease area:	~15 acres
Construction Site area to be disturbed:	~15 acres
Maximum area to be disturbed at one time:	~15 acres
Impervious Areas	
Existing Impervious Area:	~0 acres
Post Construction Impervious Area:	~1 acres

1.6 Receiving Waters

Special and impaired waters search was completed using the MPCA Construction Stormwater Special Waters Search tool. The surface waters listed below are within one mile of the discharge point. See Appendix B - Site Maps for the Impaired Waters Map.

Name of Water Body	Type of Water Body	Impairment	Special Water	Construction Related Impairment
Bullard Creek	Creek	N/A	N/A	N/A

1.7 Site Features and Sensitive Areas to be Protected

Description of unique features
N/A
Describe measures to protect these features, if applicable
N/A

Hay Creek Township
PO Box 550
Red Wing, MN 55066

March 1, 2021

Goodhue County Planning Advisory Commission
509 West 5th Street
Red Wing, MN 55066

To Whom It May Concern:

The Hay Creek Township supervisors met on March 1, 2021 for their regular monthly meeting.

During this meeting the supervisors held a discussion with Scott Tempel from Novel Energy regarding a proposed 1 MW megawatt solar garden on PID#340080500, owned by Frederick and Cindy Stumpf.

The supervisors voted to recommend that the Goodhue County board approve the conditional use permit for a community solar garden at the aforementioned location.

Thank you for your consideration in this matter.

Sincerely,

Marilyn Schilling

Marilyn Schilling, Clerk
Hay Creek Township

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
April 19, 2021

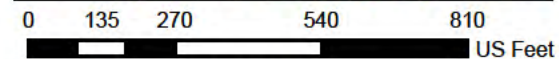
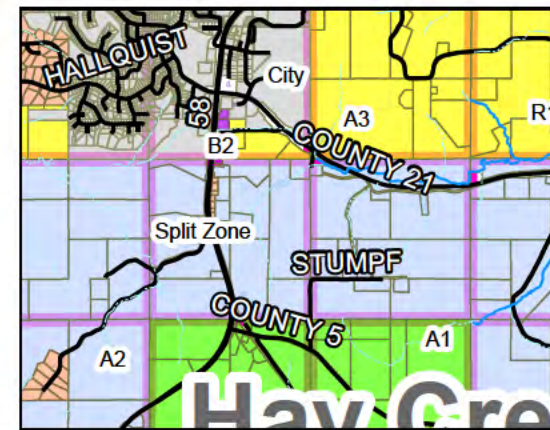
Novel Energy (Applicant) & Frederick Stumpf (Owner)
A2 Zoned District

E 1/2 of the NE 1/4 of Section 08
TWP 112 Range 14 in Hay Creek Township

Request for a Utility-Scale Photovoltaic
1 MW SES occupying approximately
15 acres

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	

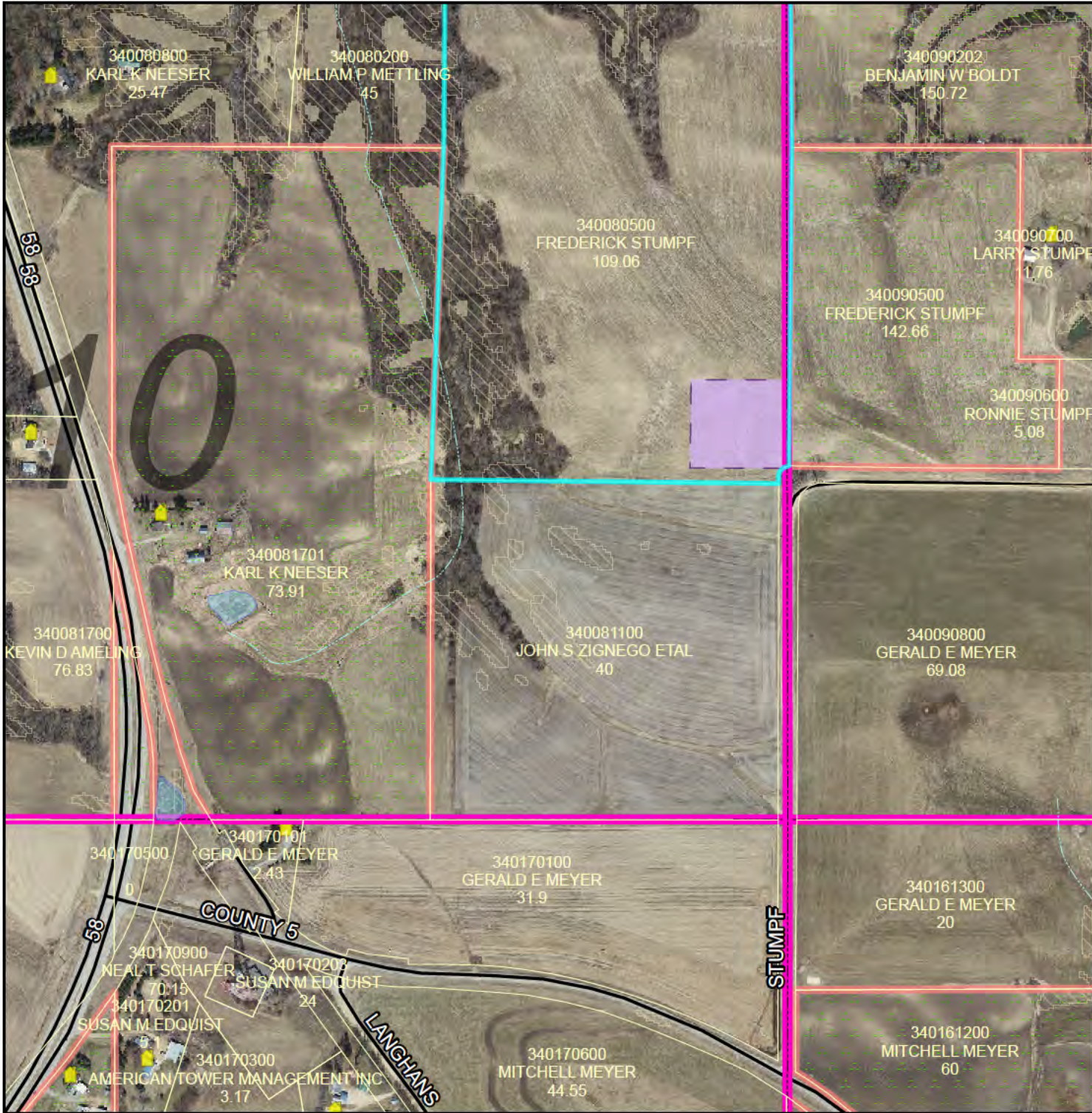


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2020 Aerial Imagery
Map Created March, 2021 by LUM



MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
April 19, 2021

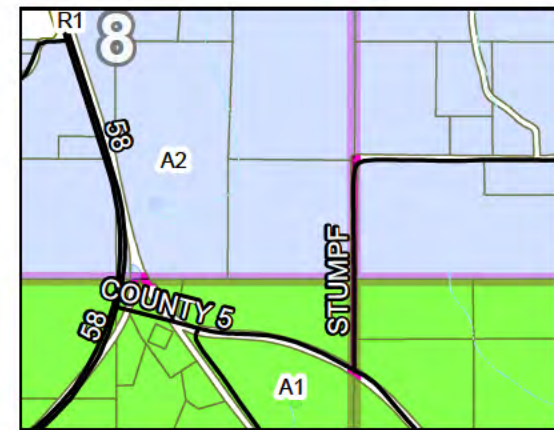
Novel Energy (Applicant) & Frederick Stumpf (Owner)
A2 Zoned District

E 1/2 of the NE 1/4 of Section 08
TWP 112 Range 14 in Hay Creek Township

Request for a Utility-Scale Photovoltaic
1 MW SES occupying approximately
15 acres

Legend

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



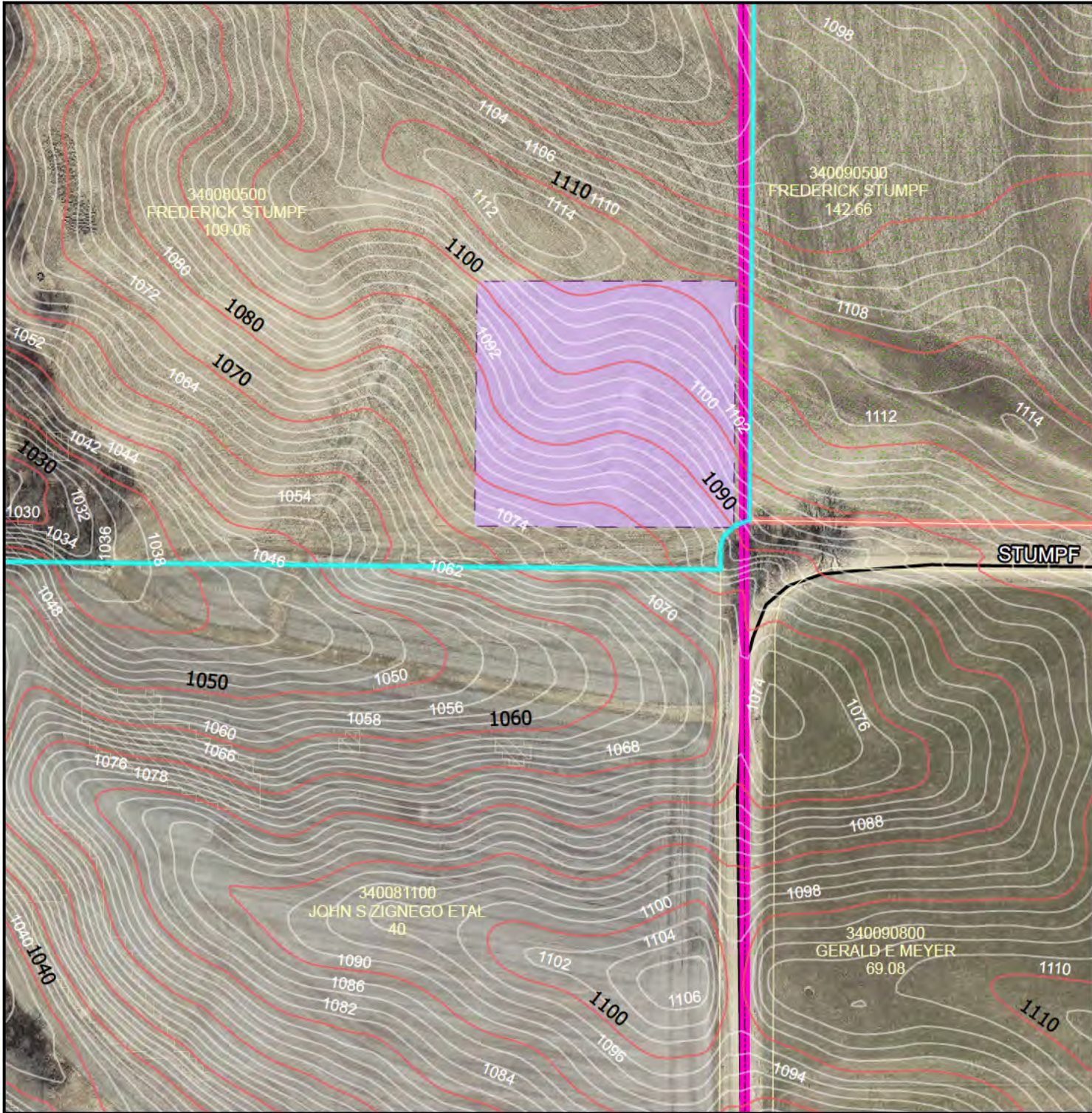
0 212.5 425 850 1,275 US Feet

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Map Created March, 2021 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
April 19, 2021

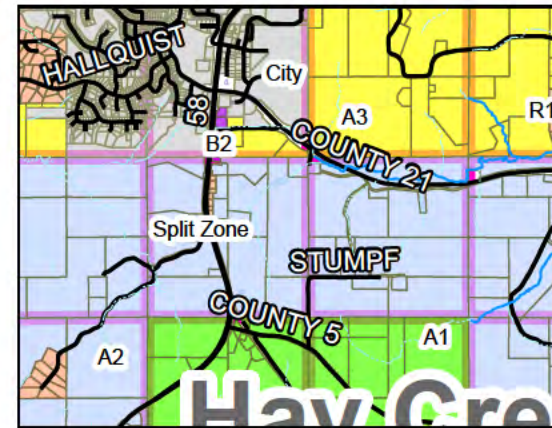
Novel Energy (Applicant) & Frederick Stumpf (Owner)
A2 Zoned District

E 1/2 of the NE 1/4 of Section 08
TWP 112 Range 14 in Hay Creek Township

Request for a Utility-Scale Photovoltaic
1 MW SES occupying approximately
15 acres

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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2020 Aerial Imagery
Map Created March, 2021 by LUM





STORMWATER POLLUTION PREVENTION PLAN

NOVEL ENERGY SOLUTIONS
 2303 Wycliff St. Suite 300
 St. Paul, MN 55114

PROJECT
 NOVEL STUMPF 1
 SOLAR LLC

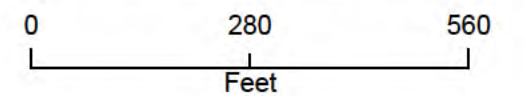
PID 340080500

LOCATION
 GOODHUE COUNTY
 RED WING, MN

SWPPP DESIGNED BY:

Robin Brigham
 of Novel Energy Solutions
 Certified SWPPP Designer

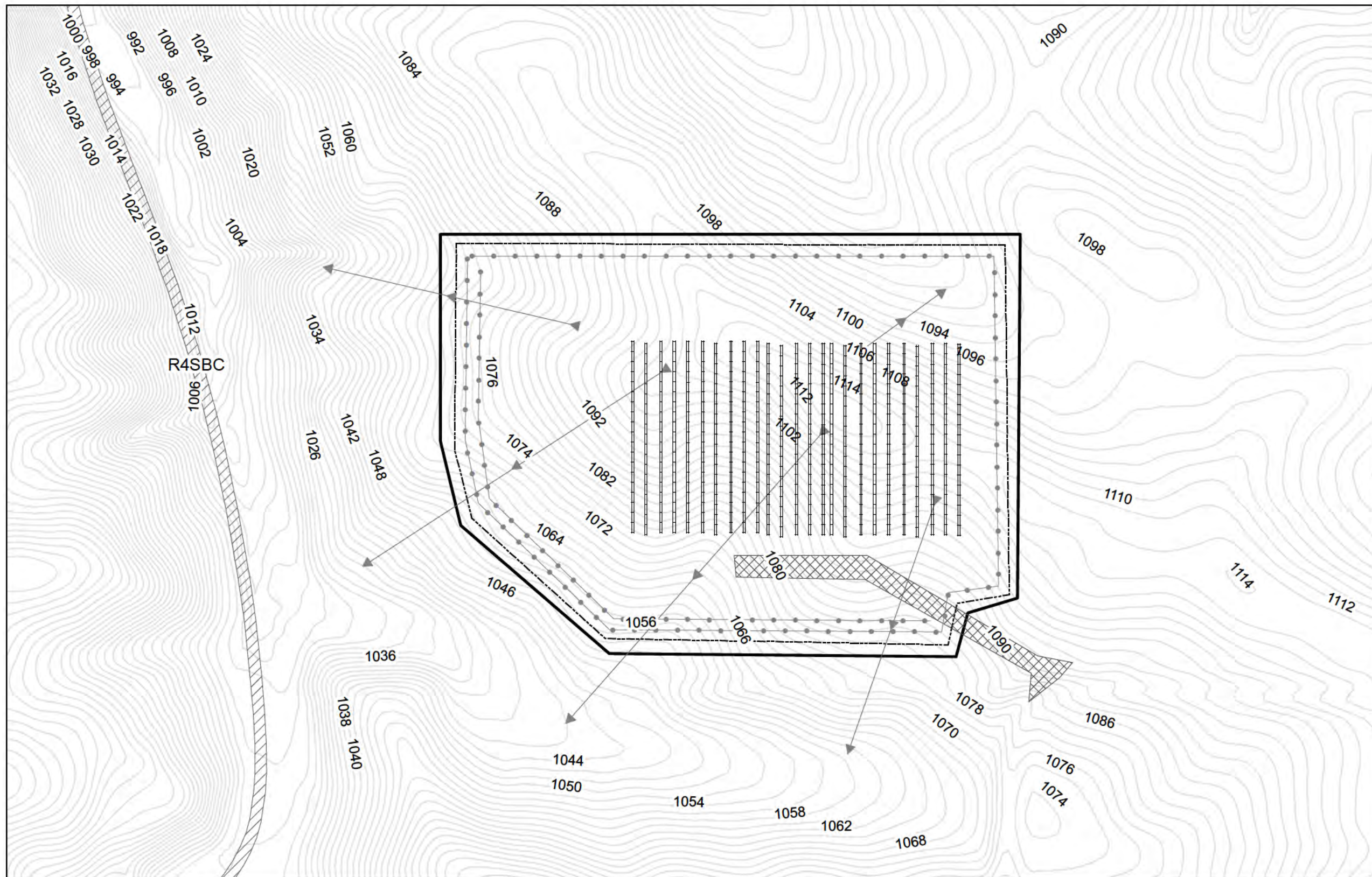
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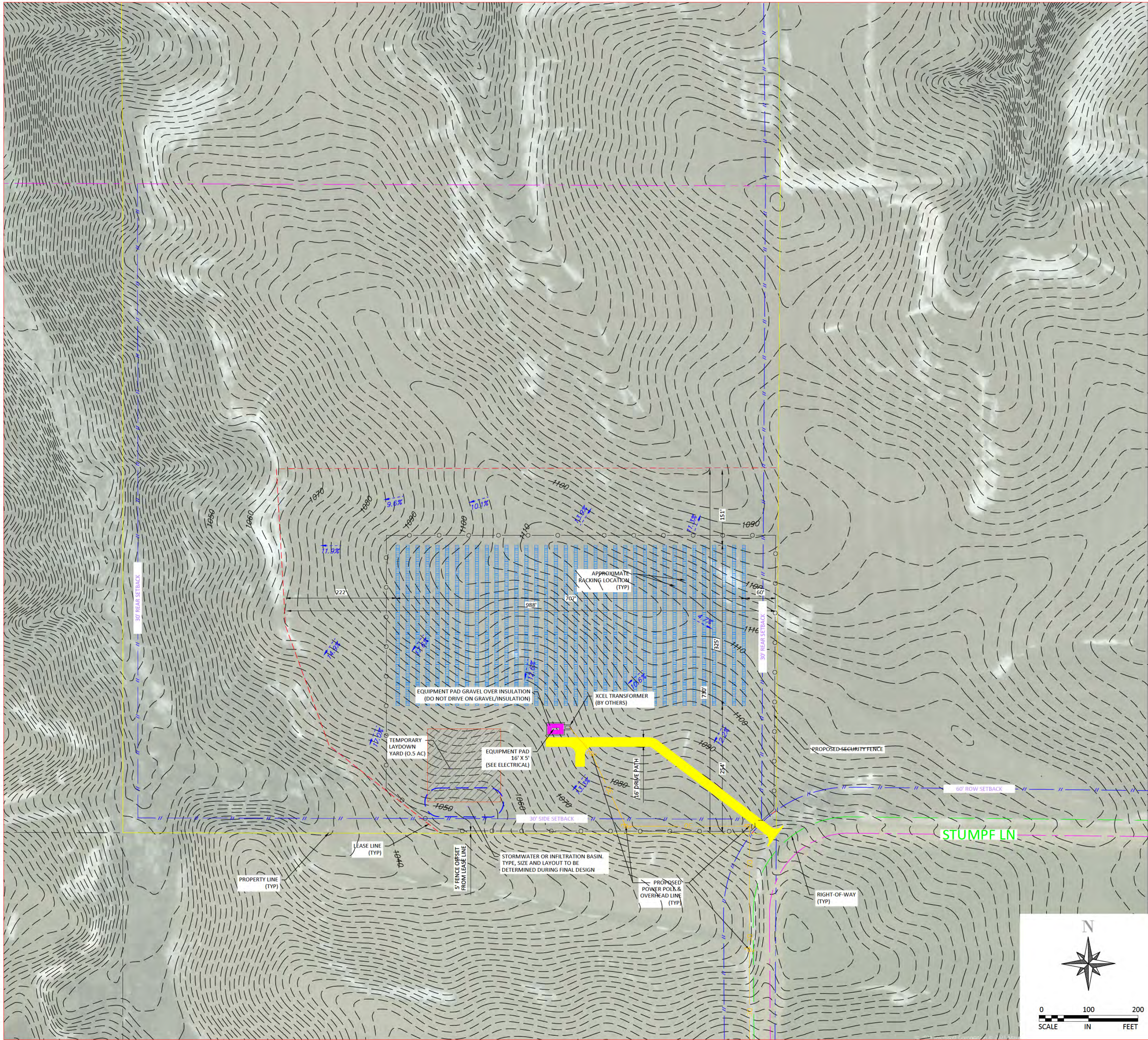
NOTES

*This is a preliminary SWPPP for the purposes of permitting.

A comprehensive SWPPP will be generated when construction design is finalized.



- Stumpf1Area
- Project Fence
- Access Road
- NWI Mapped Wetlands
- Stormwater Flow
- 2 Foot Contours
- Silt Fence
- Solar Array



DEVELOPMENT SUMMARY

AREA GROSS SITE AREA	100.3 AC
LEASE AREA	15.9 AC
ZONING	A2
EXISTING ZONING	AG
EXISTING USE	SOLAR
INTENDED USE	
FEMA FIRM ZONE:	X AREA OF MINIMAL FLOOD HAZARD
FLOOD MAPPING PER FIRM PANEL:	27049C0195E
SETBACKS FRONT ROW	60 FEET
SIDE	30 FEET
REAR	30 FEET

SHEET INDEX

SHEET	DESCRIPTION
1	PRELIMINARY SITE PLAN
2	PRELIMINARY REVEGETATION PLAN

PROJECT SUMMARY

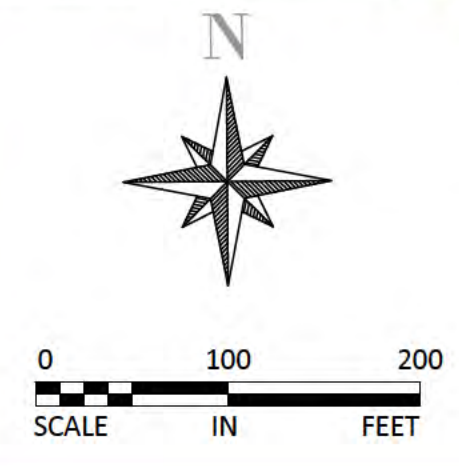
PROJECT NAME	NOVEL STUMPF 1 SOLAR, LLC
GARDEN OPERATOR NAME	NOVEL SOLAR
APPLICATION POINT OF CONTACT - PHONE	(612) 345-7188
APPLICATION POINT OF CONTACT - EMAIL	PAULA.FITZGERALD@NOVELENERGY.BIZ
SOLAR GARDEN ADDRESS	26379 STUMPF LN, RED WING, MN 55066
SYSTEM SIZE	1.0 MW AC

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

EXISTING FEATURES	
	PROPERTY LINE
	ROAD RIGHT OF WAY
	EDGE OF EXISTING ROAD
	STORM CULVERT
	DRAIN TILE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRICAL
	POWER POLE
	MAJOR CONTOUR
	MINOR CONTOUR
	TREE LINE
	WETLAND
	EXISTING DRAINAGE PATTERN
PROPOSED FEATURES	
	TEMPORARY AGGREGATE ROAD
	AGGREGATE ROAD BASE
	AGGREGATE BASE - LAYDOWN YARD
	PERIMETER SECURITY FENCE
	TEMPORARY FENCE
	SETBACK LINE
	LEASE BOUNDARY
	PROPOSED POWER POLE & LINE
	EQUIPMENT PAD & XCEL POI LOCATION
	SOLAR ARRAY



2303 Wycliff St, Suite 300
St Paul, MN 55114
info@novelenergy.biz
612-345-7188 telephone

Client
FREDERICK & CINDY STUMPF
RED WING, MN

Project
NOVEL STUMPF 1 SOLAR, LLC

Location
26379 STUMPF LN, RED WING, MN 55066

Certification
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

SCOTT GEDDES, P.E.
Registration No. 42649 Date:
If applicable, contact us for a wet signed copy of this plan which is available upon request at Novel Energy Solutions - St. Paul, MN office.

Summary
Designed: SEG Drawn: MEN
Approved: SEG Book / Page:
Phase: PRELIMINARY Initial Issue: 2/25/2021

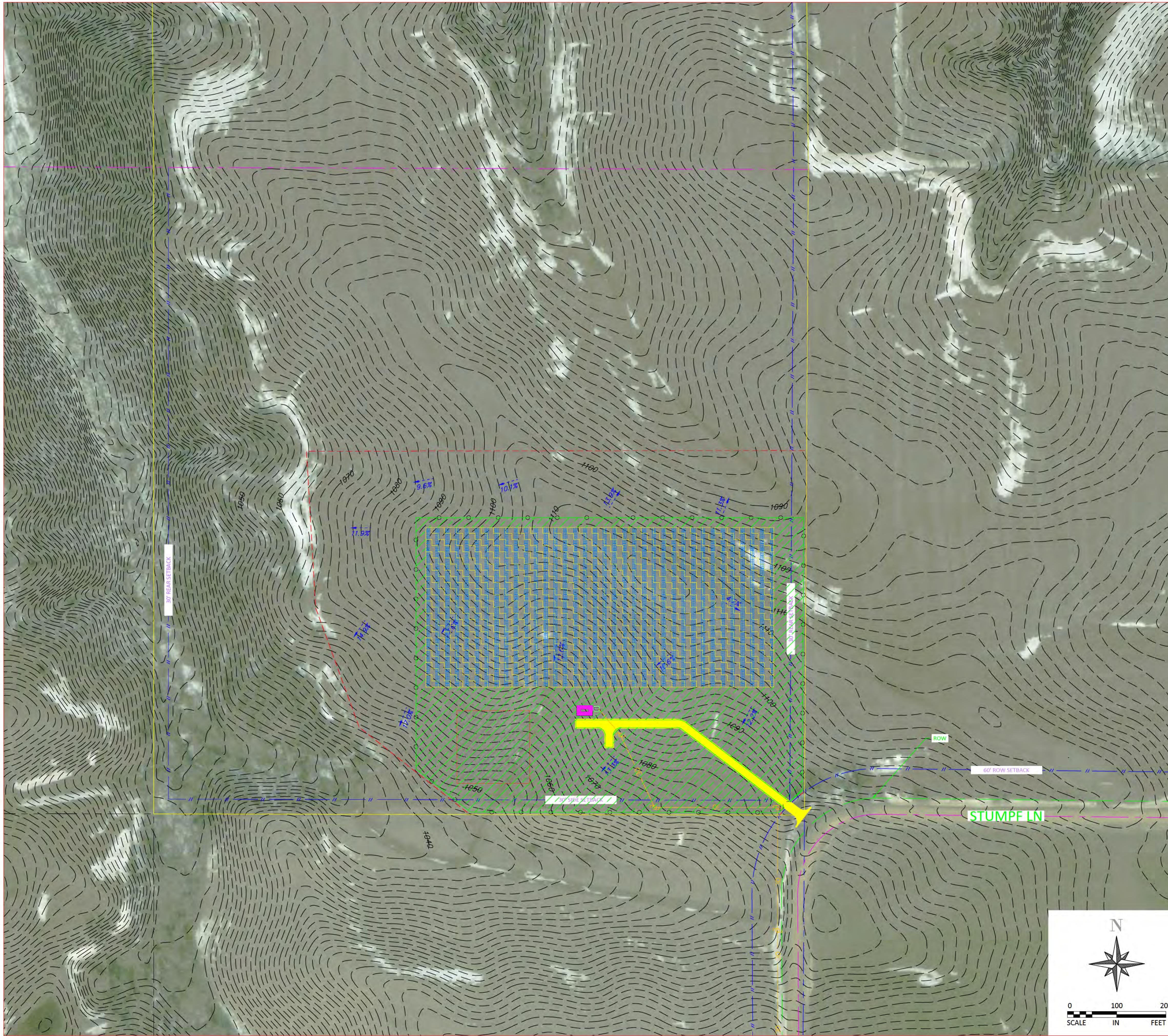
Revisions

No.	Date	By	Chk	Description
1	3/23/21	SEG		ADD STORMWTR FEATURE

Sheet Title
PRELIMINARY SITE PLAN

Sheet No. Revision
1

Project No. STU



PLANT SCHEDULE

SYMBOL	SEED MIX	CONT	QTY
	PERIMETER OF ARRAY Seed Mix POLLINATOR MIX	Seed	5.18 ac.
	UNDER ARRAY Seed Mix NATIVE GRASS MIX	Seed	5.27 ac.

SEED MIXES

PERIMETER OF ARRAY POLLINATOR SEED MIX - FOR HEAVIER SOILS

GRASS MIX			
SCIENTIFIC NAME	COMMON NAME	PLS MIX %	RATE PER AC PLS POUNDS
<i>Andropogon gerardii</i>	Big Bluestem	35	3.5
<i>Sorghastrum nutans</i>	Indian grass	25	2.5
<i>Schizachyrium scoparium</i>	Little bluestem	18	1.8
<i>Bouteloua curtipendula</i>	Side oats grama	12	1.2
<i>Elymus canadensis</i>	Canada wild rye	5	0.5
<i>Bouteloua gracilis</i>	Blue grama	3	0.3
<i>Panicum virgatum</i>	Switch grass	2	0.2
		100	10

WILDFLOWER MIX			
SCIENTIFIC NAME	COMMON NAME	PLS MIX %	PLS Oz PER Acre
<i>Dalea purpurea</i>	Purple prairie clover	18	7.2
<i>Verbena stricta</i>	Hoary vervain	17	6.8
<i>Rudbeckia hirta</i>	Black-eyed Susan	16	6.4
<i>Amorpha canescens</i>	Leadplant	10	4
<i>Helopsis helianthoides</i>	Common ox-eye	7	2.8
<i>Zizia aurea</i>	Golden Alexander	5	2
<i>Solidago rigida</i>	Stiff goldenrod	4	1.6
<i>Desmodium canadense</i>	Canada tick trefoil	3.5	1.4
<i>Oenothera biennis</i>	Evening primrose	3	1.2
<i>Verbena hastata</i>	Blue vervain	3	1.2
<i>Asclepias syriaca</i>	Common milkweed	2.5	1
<i>Astragalus canadensis</i>	Canada milk vetch	2	0.8
<i>Liatris ligulistylis</i>	Meadow blazing star	2	0.8
<i>Liatris pycnostachya</i>	Tall blazing star	2	0.8
<i>Symphoricarum leue</i>	Smooth aster	2	0.8
<i>Achillea millefolium</i>	Yarrow	2	0.8
<i>Monarda fistulosa</i>	Wild bergamot	1	0.4
		100	40

UNDER ARRAY NATIVE GRASS SEED MIX - FOR HEAVIER SOILS

GRASS MIX			
SCIENTIFIC NAME	COMMON NAME	PLX MIX %	PLS POUNDS PER ACRE
<i>Schizachyrium scoparium</i>	Little bluestem	50	5
<i>Bouteloua curtipendula</i>	Side oats grama	30	3
<i>Bouteloua gracilis</i>	Blue grama	15	1.5
<i>Bromus kalmii</i>	Kalm's brome	3	0.3
<i>Sporobolus heterolepis</i>	Prairie dropseed	2	0.2
		100	10

WILDFLOWER MIX			
SCIENTIFIC NAME	COMMON NAME	PLS MIX %	PLS Oz PER ACRE
<i>Dalea purpurea</i>	Purple prairie clover	35.75	14.3
<i>Rudbeckia hirta</i>	Black-eyed Susan	18	7.2
<i>Ratibida columnifera</i>	Long-headed coneflower	13.5	5.4
<i>Zizia aurea</i>	Golden Alexander	12	4.8
<i>Amorpha canescens</i>	Leadplant	9	3.6
<i>Chamaecrista fasciculata</i>	Partridge pea	5	2
<i>Achillea millefolium</i>	Yarrow	2.5	1
<i>Lespedeza capitata</i>	Bush clover	2	0.8
<i>Asclepias tuberosa</i>	Butterfly weed	0.5	0.2
<i>Careopsis palmata</i>	Stiff tickseed	0.5	0.2
<i>Dalea candida</i>	White prairie clover	0.5	0.2
<i>Tradescantia occidentalis</i>	Western spiderwort	0.5	0.2
<i>Gallium boreale</i>	Northern bedstraw	0.25	0.1
		100	40

- 1) TO BE APPROVED BY OWNER AND LOCAL JURISDICTIONAL AGENCY.
- 2) NO BIG BLUESTEM OR INDIAN GRASS IN GRASS MIX.
- 3) PROCURE SEED WITHIN 175 MILES OF SOLAR INSTALLATION.

2303 Wycliff St, Suite 300
St Paul, MN 55114
info@novelenergy.biz
612-345-7188 telephone

Client
FREDERICK & CINDY STUMPF

RED WING, MN

Project
NOVEL STUMPF 1 SOLAR, LLC

Location
26379 STUMPF LN, RED WING, MN 55066

Certification
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

SCOTT GEDDES, P.E.
Registration No. 42649 Date:
If applicable, contact us for a wet signed copy of this plan which is available upon request at Novel Energy Solutions - St. Paul, MN office.

Summary
Designed: SEG Drawn: MEN
Approved: SEG Book / Page:
Phase: PRELIMINARY Initial Issue: 2/25/2021

Revisions

No.	Date	By	Chk	Description
1	3/23/21	SEG		REV SEEDING QTY

Sheet Title
PRELIMINARY REVEGETATION PLAN

Sheet No. Revision
2

Project No. STU

Goodhue County Land Use Management

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

Lisa M. Hanni, L.S. Director



County Surveyor / Recorder

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

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

To: Planning Advisory Commission
From: Land Use Management
Meeting Date: April 19, 2021
Report date: April 9, 2021

PUBLIC HEARING: Request for Text Amendment to Article 20 Section 7 (Table of Uses) and Article 21 (Agriculture Protection District)

Request, submitted by Trisha Studer (Applicant), to consider proposed text amendment to the Goodhue County Zoning Ordinance to allow “Retreat Centers” as a Conditional/Interim Use in the A1 (Agriculture Protection) District.

Attachments and links:

Application and Submitted Narrative

Table of Uses

A-1 District and Retreat Center Zoning Ordinance Language

Goodhue County Zoning Ordinance (GCZO):

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

Summary:

The Applicant, Trisha Studer, has submitted a Zoning Ordinance Text Amendment request to modify Goodhue County Zoning Ordinance language to allow “Retreat Centers” as a Conditional/Interim Use in the A1 District. “Retreat Centers” are a defined use within the Zoning Ordinance and are identified as a Conditional/Interim use within the A2 (General Agriculture) and A3 (Urban Fringe) Districts.

Retreat Centers were added to the Goodhue County Zoning Ordinance as a Conditional/Interim use in the A2 and A3 Districts in 2006. At that time, the County Board and Planning Commission held extensive discussions and public hearings on Retreat Centers’ Performance Standards and permitting procedures. In 2006 it was noted by staff that Retreat Centers were not proposed as a use in the A1 District to maintain the District for “...more intensive agricultural uses”.

In 2017 the Planning Commission and County Board reviewed and revised Retreat Centers’ Performance Standards and added a definition for Retreat Centers to the Zoning Ordinance. There was no discussion at that time regarding permitting the use in the A1 District.

All CUPs/IUPs require Township acknowledgement, Planning Commission review/recommendation and County Board approval. Staff reviews each CUP/IUP request and prepares a report evaluating each proposal, including an assessment of surrounding land uses and the transportation network. The Text Amendment request appears reasonable and in harmony with the Goodhue County Comprehensive Plan objectives to preserve and maintain agricultural land and uses while also supporting a diverse economy that allows for tourism-related businesses.

Staff Recommendations:

LUM Staff recommends the Planning Advisory Commission

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

recommend that the County Board of Commissioners **APPROVE** the Applicant’s text amendment request for Retreat Centers to be included in the A1, Agriculture Protection District, as a Conditional/Interim Use.

RECEIVED

Z21-0011

MAR 23 2021

Zoning Ordinance Amendment

5500 RECEIPT# 17855 DATE 3/23/21

APPLICATION FOR Land Use Management Text Amendment

APPLICANT OR AUTHORIZED AGENT'S NAME:

Trisha Studer

APPLICANT'S ADDRESS:

51506 210th Avenue
Pine Island, MN 55963

TELEPHONE:

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Same as Above

ADDRESS:

TELEPHONE:

()

EMAIL:

- Amendment to Subdivision Ordinance Article: _____, Section: _____
- Amendment to Zoning Ordinance Article: 00, Section: 7, table of uses
- Amendment to Zoning Ordinance Article: _____, Section: _____
- Other: _____

* emailed as a pdf 3/23/2021

1. Stated reason for amendment(s) requested:
2. Compatibility of proposed ordinance amendment(s) with the Goodhue County Comprehensive Plan:
3. Provide proposed amended text and statements outlining any perceived effects the proposed amendment(s) may have on other areas of the Ordinance:
4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

1. The information presented is true and correct to the best of my knowledge.
2. If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by USPS mail.
3. Other information or applications may be required.

Signature: Trisha Studer

Date: 3-23-2021

Print name: Trisha Studer owner or authorized agent

Application for Text Amendment

Applicant's Name: Trisha Studer

Address: 51506 210th Avenue, Pine Island MN 55963

Phone Number: 507.513.0731

Email: trishafireflyfarm@gmail.com

- 1. Stated reason for amendment requested:** We would like the Zoning Ordinance Table of Uses (Article 20 Section 7) to allow Retreat Centers as a Conditional Use in the A-1 Zoning District. This would give us the option of applying for a C.U.P. for a Retreat Center in the existing house on the property.
- 2. Compatibility of proposed ordinance amendment with the Goodhue County Comprehensive Plan:** It is our understanding that the current zoning not allowing Retreat Centers is to protect the agricultural land. This property has no agricultural potential as it consists of woods and a building site. We plan on preserving the woods by leaving them in their natural habitat. Our proposed retreat center would only affect the actual house that is on the property.
- 3. Provide proposed amended text and statements outlining any perceived effects of the proposed amendment may have on other areas of the Ordinance:** When considering the reasoning behind the current Zoning that does not allow for Retreat Centers, it is likely to protect agricultural land. We feel that in this situation, the property does not lend itself to any agricultural potential and we are confident that by allowing us to use the existing home for a Retreat Center, we will not be interfering with the original goal of the Ordinance. I have hosted over 65 retreats for paper crafters (scrapbookers and card-makers) in the last 10 years and can assure the board that the majority of guests will arrive to the retreat center on a Thursday/Friday where their vehicle will remain parked until they leave on Sunday/Monday. We do not anticipate an increase in traffic around the property with the exception of a few vehicles leaving the property during their stay to go to Pine Island for groceries and/or a restaurant visit. Guests will use the driveway on the property to arrive and leave and perhaps for a few errands in Pine Island. We would also anticipate that guests may walk around the property for exercise/fresh air, but feel very confident that none of this will effect any agricultural areas that border our property.
- 4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:** In 2017, we (my husband and I) purchased the property at 51525 210th Avenue, which is directly across from the 51506 property. In June of 2017, we opened a retail space in the existing house that focuses on paper-crafting, DIY crafts, and seasonal gifts. We also host classes and events. We have had no issues with our business and have the support of our neighbors and community. We have also provided additional

revenue/taxes for our community over the last 4 years in amounts that I am very proud of. In the Fall of 2018 we were granted a CUP to build a retreat center on the 51525 property with complete support from the Pine Island Township. We had hoped to build our retreat center in 2020, but Covid put a halt to those plans. The property at 51506 went on the market in November of 2020 and we soon realized that this would be a perfect location for our retreat center as the amount of square footage we need is already existing and we would not need to build on the 51525 property. With the cost of building materials in the current economy, it makes much more sense to use the 51506 property (which we have owned since early March) and we feel confident that the Township would support our retreat center there as well. The proposed Retreat Center will not interfere with any of the agricultural land that borders the property. Thank you for your time and consideration.

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 (Art. 11 § 28) (including, but not limited to, barn dances, corn mazes, gift shops, petting farms, sleigh/hay rides, vineyard harvest festivals)	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/I ^{bc}	NP	NP
Commercial/Industrial Uses primarily intended to serve Ag. Community	C/I	C/I	C/I ^{bc}	NP	NP
Boarding or Rooming Houses as an accessory use	C/I	C/I	C/I ^{bc}	C/I	NP
Bed and Breakfast Inn (Art.11 § 13)	C/I	C/I	C/I ^{bc}	C/I	NP
Contractors Yard (Art.11 § 33)	C/I	C/I	C/I	NP	NP
Veterinary Clinic	C/I	C/I	NP	NP	NP
Industrial					
Mining, Quarrying, Excavating/Filling (Art.14)	P	P	NP	NP	NP
Junk/Salvage Reclamation Yard (Art.11 § 10)	C/I	C/I	NP	NP	NP

a. Accessory buildings > 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	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

RETREAT CENTER. A private facility or facilities oriented to using the natural features and outdoor character of the area to offer professional, educational, recreational or religious meetings, seminars, workshops, or gatherings which may provide meals, temporary lodging, and passive recreation for visitors and may include multiple related uses managed as one operation.

RIGHT-OF-WAY. A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, and other similar uses.

RIGHT-OF-WAY LINES. The lines that form the boundaries of a right-of-way.

ROTOR. See Article 18 (WECS)

ROTOR BLADES. See Article 18 (WECS)

ROTOR DIAMETER. See Article 18 (WECS)

SCREENED. When a structure is built or placed on a lot or vegetation is planted such that when the structure is built, it is visually inconspicuous as viewed from the river during the summer months. Visually inconspicuous means difficult to see or not readily noticeable in summer months as viewed from the river.

SENSITIVE AREAS. Shoreland, Floodplains, wetlands, bluff impact zones, bluff protection areas, and the Cannon River Recreational and Scenic Districts.

SETBACK. The minimum horizontal distance between a structure or sewage treatment system and the ordinary high water level or between a structure or sewage treatment system, toe or top of a bluff, bluffline, road, highway or property line.

SES (SOLAR ENERGY SYSTEM). See Article 19 (SES)

SES, GRID-INERTIE. See Article 19 (SES)

SES, GROUND MOUNTED. See Article 19 (SES)

SES, COMMERCIAL. See Article 19 (SES)

SES, OFF-GRID. See Article 19 (SES)

SES, RESIDENTIAL. See Article 19 (SES)

SES, UTILITY SCALE. See Article 19 (SES)

SES, UTILITY-SCALED. See Article 19 (SES)

SEWAGE TREATMENT SYSTEM. A septic tank and soil absorption system or other individual or cluster type sewage treatment system as described and regulated in Section 5.8 of this Ordinance.

SEWER SYSTEM. Pipelines or conduits, pumping stations, and force main, and all other construction, devices, appliances, or appurtenances used for conducting sewage or industrial waste or other wastes to a point of ultimate disposal.

SHORELAND. Land located within the following distances from public waters: 1) One thousand (1,000) feet from the ordinary high water level of a lake, pond, or flowage; and 2) three hundred (300) feet from a river or stream or the landward extension of a floodplain designated by this Ordinance on such a river or stream, whichever is greater. The limits of shorelands may be reduced whenever the waters involved are bounded by natural topographic divides which may extend landward from the waters for lesser distances and when approved by the Commissioner of the Department of Natural Resources, and the County Commissioners.

Subd. 3. **AGRICULTURAL OPERATION NOT A NUISANCE.** An agricultural operation which continues without interruption or change shall not become a private nuisance if the operation was not a nuisance at its established date of operation. The provisions of this subdivision do not apply:

- A. To a condition or injury which results from the negligent or improper operation of an agricultural operation or from operations contrary to commonly accepted agricultural practices.
- B. To applicable State or local laws, ordinances, rules or permits.
- C. When an agricultural operation causes injury or direct threat or injury to the health or safety of any person.
- D. To the pollution of, or change in the condition of, waters of the State or the water flow of waters on the lands of any person;
- E. To an animal feedlot facility of one thousand (1,000) or more animal units.

SECTION 25. RETREAT CENTERS

Subd. 1. The following standards shall apply to all Retreat Centers:

- A. A proposed schedule of events and any proposed special events, which consist of any events not part of the normal operating schedule.
- B. Contact information for caretaker(s) on duty and on site and the times they are present.
- C. Provide a general floor plan indicating the units to be used for the retreat center (in which the public may have access).
- D. Maps identifying property limits shall be provided to guests.
- E. The PAC may require installation of property boundary indicator signs along property boundary lines in accordance with Goodhue County Ordinance Sign regulations.
- F. Retreat units shall not be converted into permanent dwelling units, unless an application is approved showing that the units meet the requirements of the Zoning Ordinance, Building Code, and Environmental Health regulations.
- G. The maximum stay of the occupants shall not exceed two weeks, unless otherwise established by the IUP/CUP.
- H. Allow periodic inspections by the Land Use Management Department, Environmental Health Department, and Fire Marshall.
- I. Any existing buildings in which the public may have access shall obtain all applicable Building Code approvals prior to being utilized as part of a Retreat Center.
- J. Proof of liability insurance for the structures, property, occupants, visitors, and events shall be maintained.
- K. Adequate off-street parking shall be provided.
- L. Maximum capacity shall not exceed 50 guests.

- M. Proof of a compliant septic system shall be required as part of the application.

SECTION 26. KENNELS

- Subd. 1. Application and standards. In addition to the other requirements, the application for conditional use permit shall be accompanied by 25 copies of the plans, which indicate or address the following:
- A. The stated purpose for the kennel;
 - B. The species and maximum number of animals that will be at the site (include all animals over the age of 28 weeks on the property);
 - C. All animals at the property must have current vaccinations. Records need to be kept on-site, or at an identified veterinarian office, and produced immediately upon request;
 - D. Location and size of all existing and proposed physical improvements such as buildings, landscaping, parking areas, etc.;
 - E. Location of existing or proposed indoor/outdoor runs;
 - F. Plans for sanitary sewage disposal, water systems (natural or manmade), and utilities servicing the site;
 - G. Show the existing and proposed surface drainage;
 - H. Existing or proposed location for overhead lighting;
 - I. Location and width of all streets abutting the site;
 - J. The kennel facility must have proper heating, cooling, ventilation and lighting:
 - 1. Confinement areas must be maintained at a temperature suitable for the animal involved.
 - 2. An indoor confinement area must be ventilated. Drafts, odors, and moisture condensation must be minimized. Auxiliary ventilation, such as exhaust fans, vents, and air conditioning, must be used when the ambient temperature rises to a level that may endanger the health of the animal.
 - 3. An indoor confinement area must have at least eight hours of illumination sufficient to permit routine inspection and cleaning.
 - K. The kennel construction material must be impervious to water and odor and easily cleanable;
 - L. A manure management plan describing manure pick up and disposal;
 - M. All structures shall require a building permit;
 - N. Existing buildings used as any part of the kennel (in which the public may have access) must pass building code inspections prior to it being utilized by the kennel;
 - O. Any licenses or permits required by Environmental Health including but not limited to: water supply and septic systems.