



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

5:30 PM Call BOA Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. October 24, 2022 BOA Meeting Minutes

Documents:

[BOAMEETINGMINUTES_OCTOBERMEETING_DRAFT.PDF](#)

Conflict/Disclosure Of Interest

Public Hearings:

PUBLIC HEARING: Request For Variance To Minimum Setback Standards

Request for Variance, submitted by Mitchell Breuer (Applicant) on behalf of Susan Matthees (Owner) to allow construction of a grain bin less than 60 feet from the 215th Avenue Right-of-Way. Parcel 33.034.0400. 39303 215th AVE Goodhue, MN 55027. Part of the NW ¼ of Section 34 TWP 111 Range 15 in Goodhue Township. A1 Zoned District.

Documents:

[BOAPACKET_BREUER.PDF](#)

Adjourn BOA Meeting

Planning Advisory Commission

Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. October 17, 2022 Planning Advisory Commission Meeting Minutes

Documents:

[MINUTES_DRAFT_OCTOBER_MEETING_2022.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: Consider Goodhue County Zoning Ordinance Updates
Proposed amendment to Article 31 (Shoreland Regulations) to add language found in
Minnesota Administrative Rules 6120.3300 regarding high water elevations.

Documents:

[PACPACKET_ORDINANCEREVISIONS.PDF](#)

Adjourn

Joint Discussion For BOA And PAC

Documents:

[RURALTOURISM_MEMO.PDF](#)
[AGRICULTUREMEMO.PDF](#)

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 ◆

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
October 24, 2022 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Board of Adjustment was called to order at 5:00 PM by Chair Daniel Knott at the Goodhue County Government Center Board Room.

Roll Call

Commissioners Present: Daniel Knott, Randy Rechtzigel, Scott Breuer, Dennis Tebbe, and Keith Allen (arrived 5:02PM).

Commissioners Absent: Darwin Fox

Staff Present: Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Patty Field

1. Approval of Agenda

¹Motion by Commissioner Tebbe and seconded by Commissioner Rechtzigel to approve the meeting agenda.

Motion carried 4:0

2. Approval of Minutes

²Motion by Commissioner Tebbe and seconded by Commissioner Breuer to approve the previous month's meeting minutes.

Motion carried 4:0

3. Conflict/Disclosure of Interest

There were no conflicts of interest reported.

4. Public Hearings:

PUBLIC HEARING: Request for Variance to Minimum Setback Standards

Request for Variance, submitted by Lariat Companies, Inc. (Owners) to allow construction of a structure addition for a self-service storage facility less than 45 feet from the Ash Court Right-of-Way. Parcel 28.131.0030. 32072 Ash Court Cannon Falls, MN 55009. Lot 3 Block 1 of the Evolve Replat in Cannon Falls Township. B Zoned District.

Koberoski presented the staff report and attachments.

Chair Knott opened the Public Hearing

No one spoke for or against the request.

³After Chair Knott asked three times for comments it was moved by Commissioner Rechtzigel and seconded by Commissioner Allen to close the Public Hearing.

Motion carried 5:0

Commissioner Tebbe noted that this is a practical and normal request and he can certainly support this request for a variance.

Commissioner Rechtzigel stated he agreed, as long as this doesn't go out any further than the existing buildings.

Commissioner Allen asked if Randy Rechtzigel would have access to his property?

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
October 24, 2022 MEETING MINUTES
DRAFT**

Pierret stated that yes, Mr. Rechtzigel would have access to his property.

4 Motion by Breuer, seconded by Allen for the Board of Adjustment 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

APPROVE the request for a variance, submitted by Lariat Companies Inc. (Owners) to B Zoning District standards to construct a 48-foot by 51-foot storage building addition no less than 25 feet from the Ash Court Right-of-Way.

Motion carried 5:0

5. Other-Discussion

Pierret stated that there are no agenda items for the BOA next month. PAC has one item on the agenda. The meeting next month will be a combined meeting for BOA and PAC on Monday, November 14th at 5:30pm. The PAC will conduct their meeting then there will be open discussion on various topics and a recap of 2022 activities.

ADJOURN

5 Motion by Rechtzigel, seconded by Tebbe to adjourn the BOA meeting at 5:14 PM.

Motion carried 5:0

Respectfully submitted:

Patty Field, Zoning Administrative Assistant

MOTIONS

¹ APPROVE the meeting agenda.

Motion carried 4:0

² APPROVE the previous meeting minutes.

Motion carried 4:0

³ Close the Public Hearing

Motion carried 5:0

⁴ APPROVE the Variance request to ROW setbacks.

Motion carried 5:0

⁵ ADJOURN

Motion carried 5:0

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: Board of Adjustment
From: Land Use Management
Meeting Date: November 14, 2022
Report date: November 4, 2022

PUBLIC HEARING: Request for Variance by Mitchell Breuer (Applicant) on behalf of Susan Matthees (Owner) to A-1 Zoning District standards to construct a grain bin less than 60 feet from the 215th Avenue Right-of-Way.

Application Information:

Applicant(s): Mitchell Breuer (Applicant) on behalf of Susan Matthees (Owner)

Address of zoning request: 39303 215th AVE Goodhue, MN 55027

Parcel: 33.034.0400

Abbreviated Legal Description: Part of the NW ¼ of Section 34 TWP 111 Range 15 in Goodhue Township.

Township Information: Goodhue Township signed acknowledgment of the variance request with no additional comments.

Zoning District: A-1 (Agricultural Protection District)

Attachments and Links:

Application and submitted project summary

Site Plan and Maps

Goodhue County Zoning Ordinance:

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

Background:

Mitchell Breuer on behalf of Susan Matthees (Owner) has applied for a variance to A-1 minimum setback standards to construct a 42-foot wide grain bin on the east side of an existing property, north of existing grain bins and a machine shed. The proposed grain bin would be 32.3-feet from the 215th Avenue Right-of-Way line at its closest point where 60 feet is required.

Variance Standards:

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

Draft Findings of Fact:

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

- Property line and Right-of-Way setbacks are intended to create separation among adjacent structures and roads to allow for adequate access and accommodate future road expansion.
- The grain bin is proposed to replace an existing bin located less than 60 feet from the County 215th Avenue Right-of-Way. There are two additional grain bins on the property and two

machine sheds all less than 60 feet from the right-of-way. All of these are considered existing non-conforming structures. The right-of-way authority, Goodhue Township, reviewed the request and signed the variance application acknowledgment with no additional comments regarding negative impacts to the right-of-way if the grain bin is constructed. This request appears in harmony with the purpose and intent of the official control.

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

- The Goodhue County Comprehensive Plan supports agricultural industries in agricultural districts.

The proposed grain bin appears consistent with the Goodhue County Comprehensive Plan.

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

- The Applicant’s request to construct a grain bin is a reasonable use of property in the A-1 District. The bin, as proposed, would meet all other required setbacks including Shoreland setbacks and elevation requirements.
- The parcel is an existing, 96.5-acre parcel which is a conforming lot size in the A-1 District (2-acre minimum). The property contains a single-family dwelling, grain bins, and residential/agricultural storage buildings.
- The Applicant stated that there are no alternative locations for the grain bin due to the location of the other grain bins and machine sheds and the presence of a drainageway classified as Shoreland to the west. All structures are required to maintain a 100-foot setback from the Ordinary High Water Mark of any public waterway with a Shoreland classification.
- The existing structures obtained appropriate permits required at the time of construction between the 1980s and early 2000s.
- The property is surrounded by A1-zoned properties on all sides.
- The request appears unlikely to alter the essential character of the locality.

4) **No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.**

- Grain bins are a permitted use in the A-1 Zoning District. The request does not constitute a use variance.

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

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

Staff Recommendation:

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

APPROVE the request for a variance, submitted by Mitchell Breuer (Applicant) on behalf of Susan Matthees (Owner) to A-1 Zoning District standards to construct a 42-foot wide grain bin no less than 32 feet from the 215th Avenue Right-of-Way.



APPLICATION FOR
Variance

For Staff Use only	
VARIANCE NUMBER	
5350 RECEIPT#	DATE

SITE ADDRESS, CITY, AND STATE			ZIP CODE
39303 215TH AVENUE, GOODHUE, MN			55027
LEGAL DESCRIPTION			
39303 215TH AVENUE, GOODHUE, MN Attached <input type="checkbox"/>			
PID#	ZONING DISTRICT	LOT AREA (SF/ACRES)	STRUCTURE DIMENSIONS (if applicable)
33.034.0400.	GOODHUE	96.50	42' X 51' HEIGHT

APPLICANT OR AUTHORIZED AGENT'S NAME	
MITCHELL BREUER	
APPLICANT'S ADDRESS:	TELEPHONE:
300 HILLTOP DRIVE, GOODHUE, MN 55027	
	EMAIL:

PROPERTY OWNER'S NAME:	
Same as Above <input type="checkbox"/> SUSAN MATTHEES <i>Susan Matthees 10-26-22</i>	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
39303 215TH AVENUE, GOODHUE, MN 55027	
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input type="checkbox"/> MITCHELL BREUER	
ADDRESS:	TELEPHONE:
300 HILLTOP DRIVE, GOODHUE, MN 55027	
	EMAIL:

VARIANCE REQUESTED TO: (check all that apply) <input checked="" type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Property Line Setbacks <input type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks <input type="checkbox"/> Lot Width &/or Area <input type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations	CURRENT OR PREVIOUS USE	
	CURRENTLY HAS A OLD 30' X 22' GRAIN BIN ON THE SITE	
	PROPOSED USE:	
	NEW 42' X 51' GRAIN BIN	
	BUILDING APPLICATION PERMIT NO. (if filed)	DATE FILED

TOWNSHIP SIGNATURE:		
By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request. Attached <input type="checkbox"/>		
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE
<i>Robert Hirsch</i>	Robert Hirsch Supervisor	11-26-2022

By signing below, the applicant acknowledges:

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

Applicant's Signature: *Mitchell Breuer* Date: 9/29/2022

Print name: MITCHELL BREUER (owner or authorized agent)

REQUEST SUMMARY

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

Article: _____ Section: _____ Name: DISTANCE TO RIGHT-OF-WAY

Article: _____ Section: _____ Name: _____

SUPPORTING INFORMATION & JUSTIFICATION

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

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

THE PROPERTY LOCATION CURRENTLY HAS A 40-YEAR OLD GRAIN BIN ON THE SITE THAT WOULD BE REMOVED IN ORDER TO BUILD A NEW GRAIN BIN. THE NEW GRAIN BIN WILL HAVE A LARGER DIAMETER THAN THE OLDER GRAIN BIN, AND WILL BE CLOSER TO THE ROAD. THE VARIANCE IS TO ALLOW A BUILDING CLOSER TO THE ROAD.

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

CURRENTLY, THE DIFFERENT ELEVATIONS OF THE PROPERTY MAKE THIS THE ONLY AREA WHERE A LARGER GRAIN BIN CAN BE CONSTRUCTED. IF THE VARIANCE IS NOT GRANTED, THE SITE WILL BE BARE, AS THE OLDER GRAIN BIN HAS REACHED ITS USEFUL LIFE, AND WILL BE TOO OLD TO USE ANY LONGER.

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

THE PROPOSED GRAIN BIN SITE IS THE ONLY AREA WHERE A GRAIN BIN CAN BE CONSTRUCTED ON OUR FARM. THE CHANGES IN ELEVATION MAKE THIS SITE THE MOST DESIREABLE.

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

AN ALTERNATIVE THAT COULD BE USED WOULD BE TO BUILD THE GRAIN BIN ON ANOTHER SITE/ADDRESS. THE REASON WHY WE CANNOT DO THIS IS BECAUSE OF THE UPFRONT COST TO MOVE OUR ENTIRE GRAIN SETUP TO A NEW LOCATION.

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

NO ALTERNATIVES CAN BE CONSIDERED ON THIS FARM SITE DUE TO THE ELEVATION CHANGES ON THE PROPERTY. THE GRAIN BIN WILL NEED A FLAT 50' DIAMETER AREA TO BUILD ON THAT CAN ONLY BE FOUND ON THE PROPOSED SITE.

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

THE NEW GRAIN BIN WILL BE CONSTRUCTED ON A VERY SIMILAR FOOTPRINT OF THE OLD GRAIN BIN. THERE ARE ALSO TWO OTHER GRAIN BINS ON THE PROPERTY THAT ARE A SIMILAR DISTANCE TO THE ROAD ALREADY AS WHERE THE PROPOSED GRAIN BIN WILL GO.

PRELIMINARY

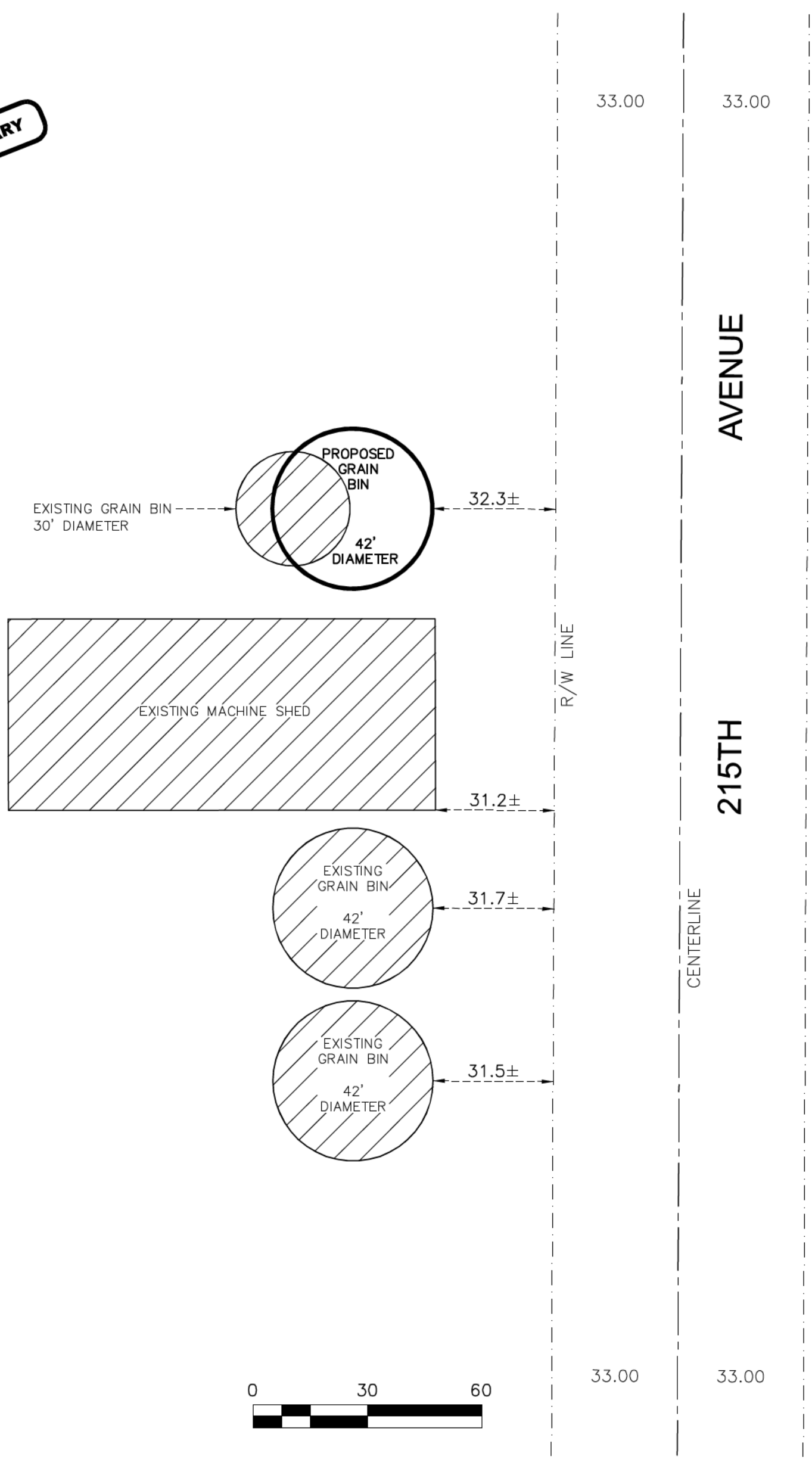


EXHIBIT FOR:
MITCH BREUER

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



JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1203 MAIN STREET, RED WING, MN 55066
(651) 388-1558

Marcus S. Johnson
Minnesota License No. 47460
Date: October 26, 2022

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	22-947	S-10425	

PRELIMINARY

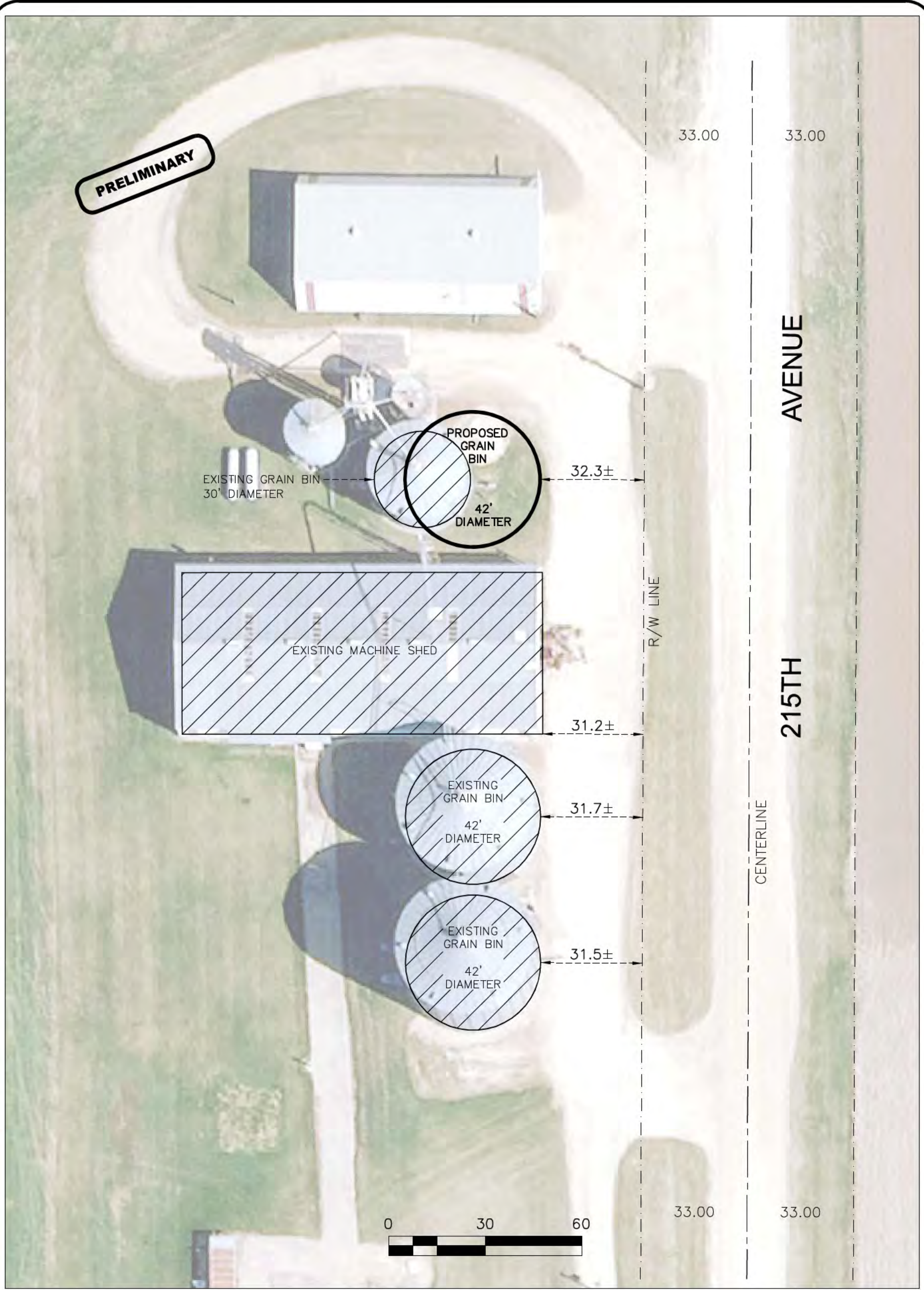


EXHIBIT FOR:
MITCH BREUER

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

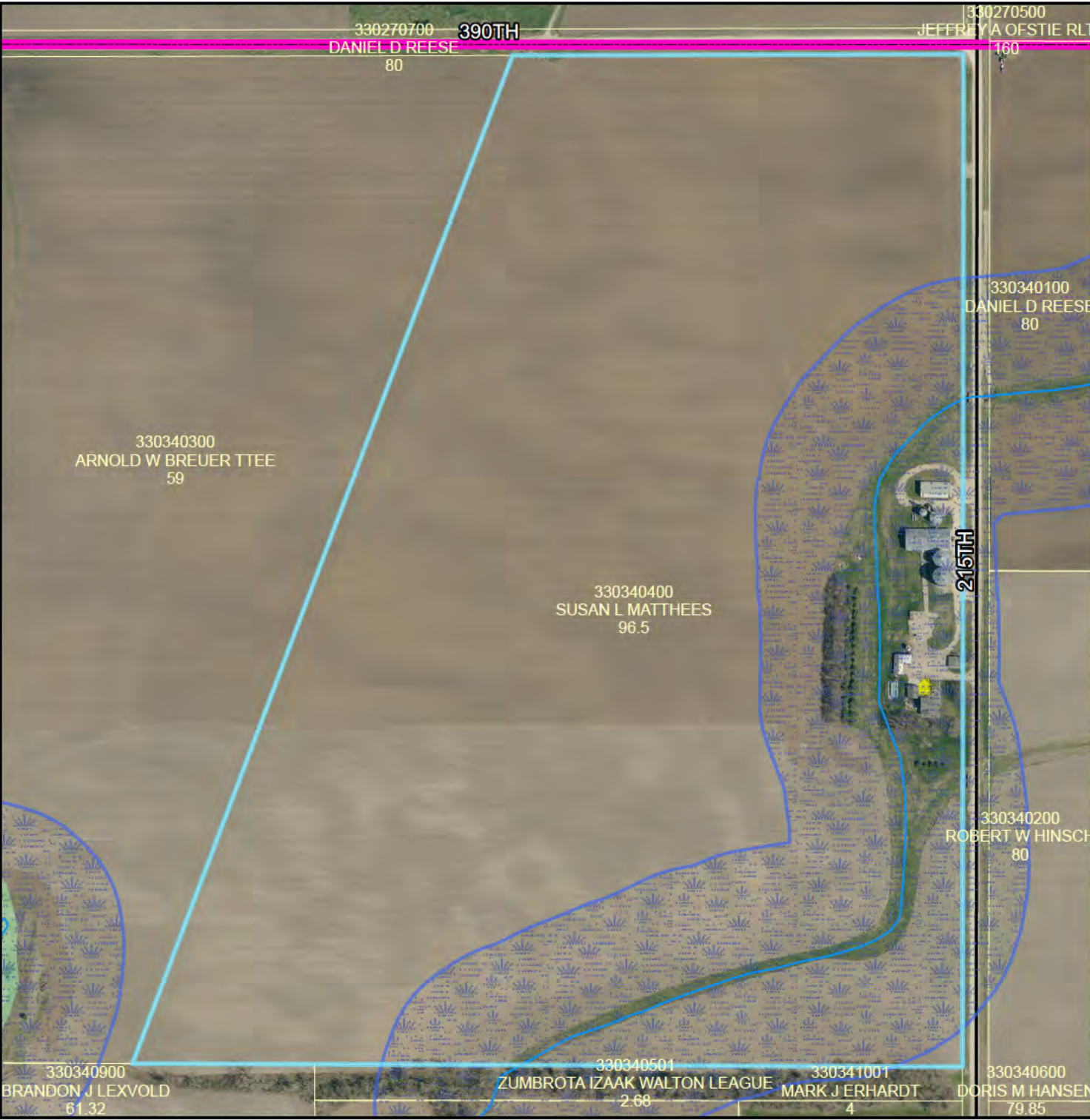


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BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	22-947	S-10425	

MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
November 14, 2022

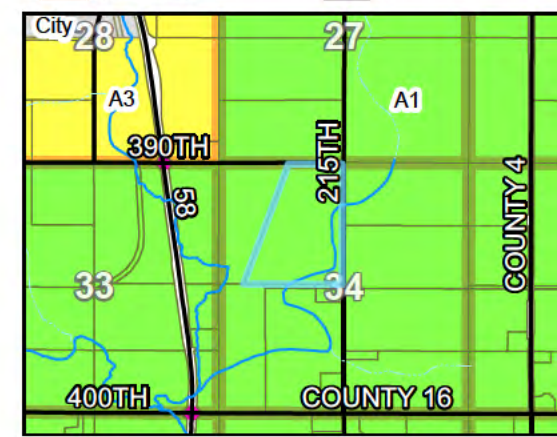
Mitchell Breuer (Applicant) on behalf of
Susan Matthees (Owner)
A1 Zoned District

Part of the NW 1/4 of Section 34 TWP 111
Range 15 in Goodhue Township

Request for Variance to construct a grain
bin less than 60 feet
from the 215th AVE ROW.

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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Public Hearing
November 14, 2022

Mitchell Breuer (Applicant) on behalf of
Susan Matthees (Owner)
A1 Zoned District

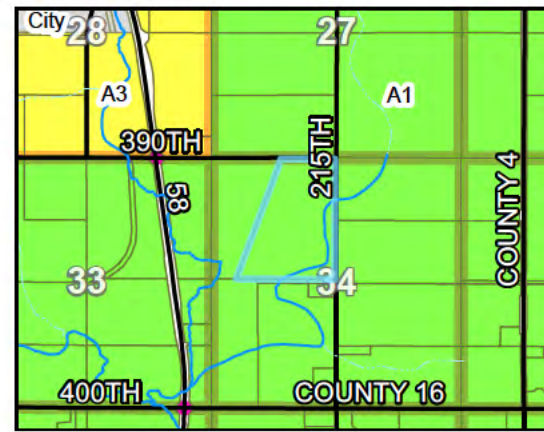
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Public Hearing
November 14, 2022

Mitchell Breuer (Applicant) on behalf of
Susan Matthees (Owner)
A1 Zoned District

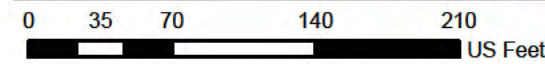
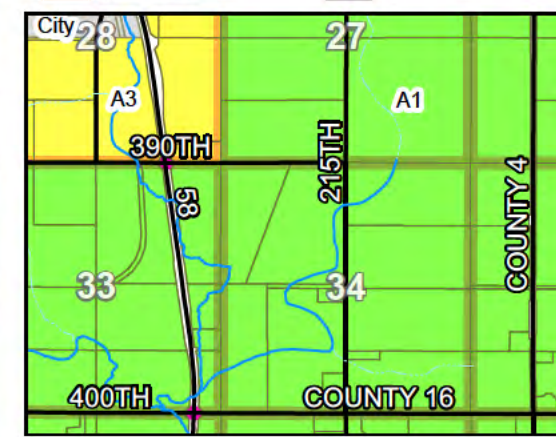
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2020 Aerial Imagery
Map Created October, 2022 by LUM

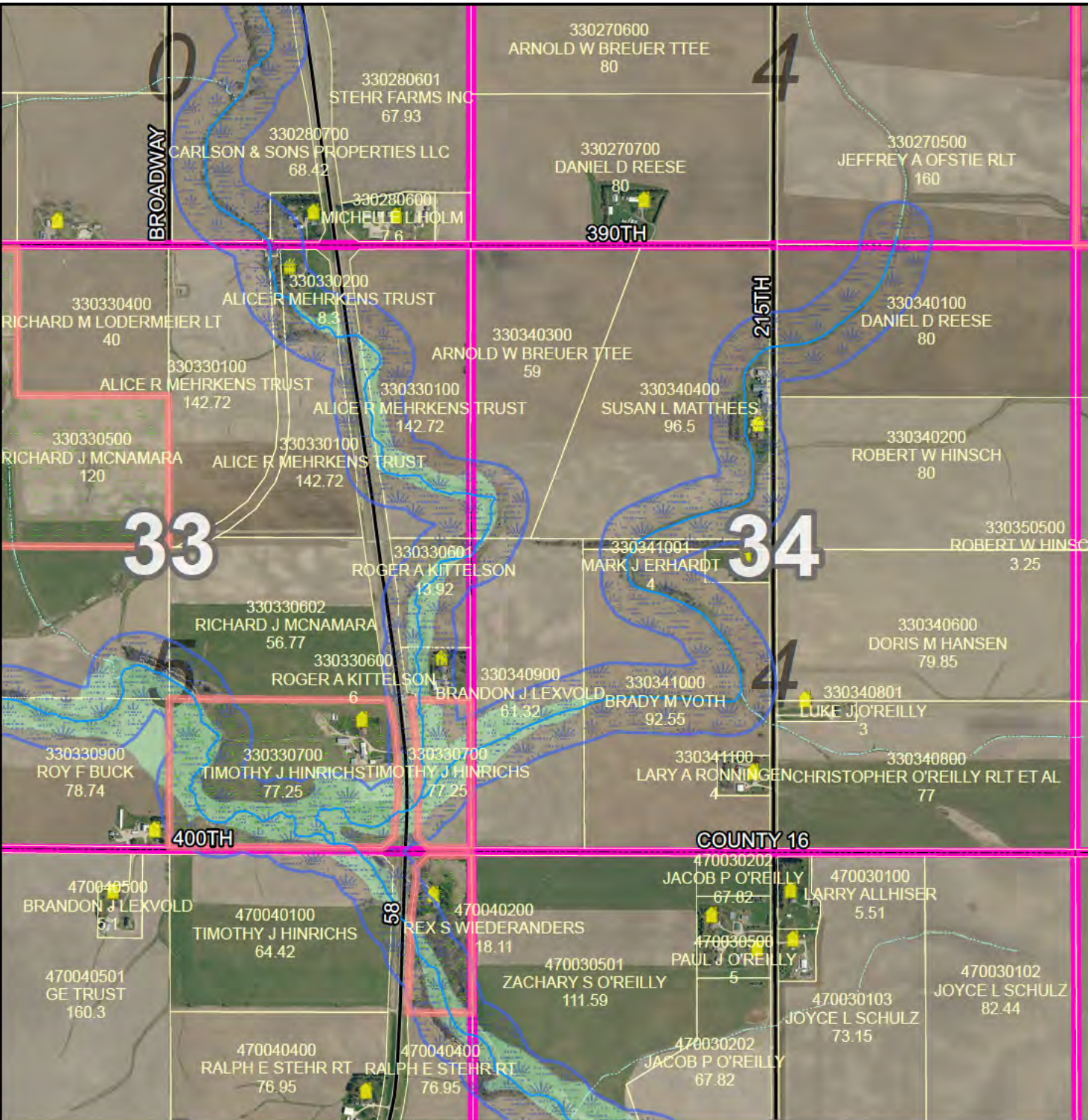


Public Hearing
November 14, 2022

Mitchell Breuer (Applicant) on behalf of
Susan Matthees (Owner)
A1 Zoned District

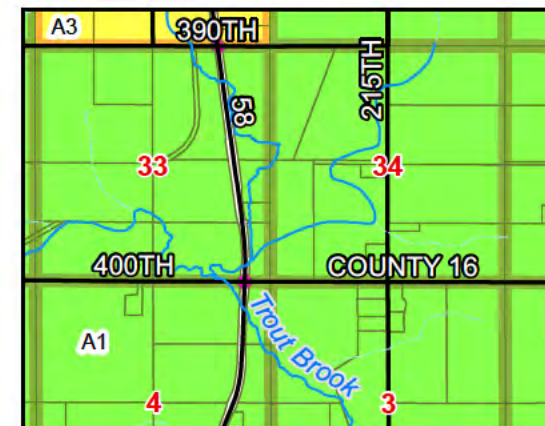
Part of the NW 1/4 of Section 34 TWP 111
Range 15 in Goodhue Township

Request for Variance to construct a grain
bin less than 60 feet
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Legend

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



0 480 960 1,920 2,880 US Feet

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2020 Aerial Imagery
Map Created October, 2022 by LUM



**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
October 17, 2022 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Carli Stark at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Carli Stark, Richard Nystuen, Tom Gale, Richard Miller, Darwin Fox, Howard Stenerson, and Todd Greseth.

Commissioners Absent: Chris Buck, Marc Huneke.

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

1. Approval of Agenda

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

Motion carried 7:0

2. Approval of Minutes

²Motion by Commissioner Fox; seconded by Commissioner Gale 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 Hearings

PUBLIC HEARING: CUP Amendment – Martin Amundson

Request, submitted by Martin Amundson (Owner/Operator) to amend CUP Z17-0001 to allow an existing lawn care business to construct a new storage and office building. Parcel 47.011.0700. 41396 County 4 BLVD Zumbrota, MN 55992. Part of the SE ¼ of the NW ¼ of Section 11 TWP 110 Range 15 in Zumbrota Township. A-1 Zoned District.

Koberoski/Pierret presented the staff report and attachments.

Chair Stark Opened the Public Hearing

No one spoke for or against the request.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
October 17, 2022 MEETING MINUTES
DRAFT

3After Chair Stark called three times for comments it was moved by Commissioner Stenerson and seconded by Commissioner Gale to close the Public Hearing.

Motion carried 7:0

Commissioner Stenerson asked whether the condition that the new structure may be used for storage of agricultural equipment not associated with the lawn care business is needed since agricultural storage and uses are permissible in the A-1 District.

Pierret stated the Conditional Use Permit is primarily for the office and break room space. She indicated that staff wanted to specifically note that the storage of agricultural equipment is permissible so that if there is a complaint about storing both agricultural and lawn business equipment within the structure, the storage has been documented as being permitted.

Commissioner Stenerson clarified that the entire building may be used for the lawncare business and storage of agricultural equipment.

Staff agreed the entire building may be used for the lawncare business if needed.

Commissioner Greseth said he is okay with the recommendation as written.

4It was moved by Commissioner Greseth 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 submitted by Martin Amundson (owner/operator) to amend CUP Z17-0001 to allow an existing lawn care business to construct a 125-foot x 200-foot building for office space and machinery storage. This amendment shall revoke and replace CUP Z17-0001.

Subject to the following conditions:

1. The structure 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 constructing the new building;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 21 (Agricultural Protection District);
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
5. Applicant shall obtain approval from Goodhue County Environmental Health for well and septic use prior to beginning operations;
6. The property line reconfiguration shall be recorded with the Goodhue County Recorder's Office prior to issuance of a building permit;

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
October 17, 2022 MEETING MINUTES
DRAFT**

7. Use of the new structure for the storage of agricultural equipment not associated with the lawn care business shall be permitted.

Motion carried 7:0

PUBLIC HEARING: CUP Request for a Self-Service Storage Facility

Request for CUP, submitted by Lariat Companies, Inc. (Owners) to permit an existing self-service storage facility to allow a structure addition. Parcels 28.131.0010, 28.131.0020, and 28.131.0030. 32072 Ash Court Cannon Falls, MN 55009. Lots 1, 2, and 3 Block 1 of the Evolve Replat in Cannon Falls Township. B Zoned District.

Koberoski presented the staff report and attachments.

Chair Stark Opened the Public Hearing

No one spoke for or against the request.

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

Motion carried 7:0

It was moved by Commissioner Stenerson and seconded by Commissioner Nystuen 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 submitted by Lariat Companies Inc. (Owners) to permit an existing self-service storage facility and for construction of a 51-foot by 48-foot structure addition.

Subject to the following conditions:

1. The use shall be conducted 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 constructing the addition;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 27 (Business District) and Article 11, Section 34 (Self-service Storage facilities).
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
5. The existing fencing and gate shall be removed from the Ash Court right-of-way prior to building permit approval.

Motion carried 7:0

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PUBLIC HEARING: CUP Request for Non-Metallic Mineral Extraction Facility and Establishing a Mineral Extraction Facility within 300 feet of the Toe of a Bluff (Wojcik)

Request for CUP, submitted by Bruening Rock Products (Applicant) on behalf of Barbara Wojcik LT (Owner) for a Non-Metallic Mineral Extraction Facility which will be within 300 feet of the toe of a bluff. Proposed activities include an aggregate quarry and associated processing/transport equipment and facilities. Parcel 34.033.0600. 34399 County 2 BLVD Red Wing, MN 55066. The NW ¼ and the S ½ of the SE ¼ of Section 33 TWP 112 Range 14 in Hay Creek Township. A-2 Zoned District.

Pierret presented the staff report and attachments.

Commissioner Stenerson asked how the Applicant would address the safety issues of proposed steep slopes.

Jeff Griffin (G-Cubed Engineering, Applicants' Engineer) said they will address this issue using berms at a 3:1 slope that will be vegetated. The berms will be created using topsoil from the area proposed to be mined.

Commissioner Nystuen asked Mr. Griffin how many cubic yards would be mined per year.

Mr. Griffin stated that would depend on the construction projects in the area. He noted that they had heard from several citizens and contractors that are hoping to purchase from the operation for local projects.

Chair Stark Opened the Public Hearing

Dan Tipcke, 35733 County 2 Blvd, Goodhue, stated he is very supportive of this proposal as it will mean there is aggregate closer to the eastern side of the County that can be purchased locally.

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

Motion carried 7:0

Commissioner Stenerson stated that the mine has existed in the past and is just being expanded.

Commissioner Fox agreed that this is a needed operation in Goodhue County.

8 It was moved by Commissioner Stenerson and seconded by Commissioner Gale 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

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Recommend that the County Board of Commissioners **APPROVE** the request from Bruening Rock Products (Applicant) on behalf of Barbara Wojcik LT (Owner) for a Conditional Use Permit to operate a Non-Metallic Mineral Extraction Facility 0 feet from the top and toe of a bluff.

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. Hours of Operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 12 p.m. Saturday. Any exceptions must comply with Article 14, Section 6, Subd. 4;
3. Seismic blasting records shall be submitted to the Zoning Administrator within 10 days of receiving the blast analysis;
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations. Evidence shall be provided to the County of all required permits prior to the start of Mining Operations;
5. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 14 Mineral Extraction and Article 22 Agriculture District;
6. Site Reclamation after completion of mineral extraction shall be performed according to submitted plans, specifications, and narrative in accordance with Article 14 Section 6 Subd. 4S;
7. The operation shall be annually registered with Goodhue County in accordance with Article 14 Section 6 Subd. 2;
8. Security. The Applicant/Operator (Bruening Rock Products) or owner of the property on which the mineral extraction is occurring, shall post a letter of credit, bond, or cash escrow of \$400,000. If the required Security is provided in the form of a "Letter of Credit" or a "Performance Bond", it shall be subject to review and approval by the County Attorney prior to the start of Mining Operations. Goodhue County shall be listed as the eligible party to access the Security to reimburse the following costs upon failure of the Applicant/Owner to comply with the requirements of this Conditional Use Permit;
9. Mineral Extraction and related activities are limited to the 23.02 acres as legally described on the Certificate of Survey for the Wojcik quarry for Bruening Rock Products by G-Cubed;
10. Operator shall adhere to all posted road weight restrictions. Material or debris tracked onto County 2 BLVD shall be swept/cleaned within 24 hours; and
11. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to constructing any structures on the property.

Motion carried 7:0

PUBLIC HEARING: Conservation Subdivision Plat (Mehrkens)

Request submitted by Ted and Sheila Mehrkens (Owners) for Preliminary and Final Plat approval of the proposed "Mehrkens Subdivision" to rezone 40.0 acres and create a two lot Conservation Subdivision District on the property currently zoned A-1 (Agricultural Protection District). Parcels 39.011.0300 and 39.011.0400. TBD HWY 60 BLVD Mazeppa, MN 55956. The W ½ of the NE ¼ and part of the NE ¼ of the NW ¼ of Section 11 TWP 109 Range 15 in Pine Island Township.

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Pierret presented the staff report and attachments.

Chair Stark Opened the Public Hearing

Commissioner Miller is also on the Pine Island Township Board and stated that they are in total support of this.

9 After Chair Stark called three times for comments it was moved by Commissioner Miller and seconded by Commissioner Greseth to close the Public Hearing.

Motion carried 7:0

Commissioner Stenerson asked Commissioner Miller if this section should be zoned A-2 instead of A-1 to allow more density. He acknowledged that Pine Island Township is different than much of Goodhue County concerning development pressure.

Commissioner Miller stated that much of Pine Island Township has no buildable sites and allowing this is one way to encourage building in the area.

Commissioner Stenerson said he is concerned about the density in A-1.

Commissioner Greseth mentioned that if this was moved to A-2, the Applicants wouldn't need to tie up their land in a Conservation Easement.

Commissioner Fox said that in the past, several Townships were not in favor of rezoning sections from A-1 to A-2. If rezoned to A-2, the section would be opened up to even more dwellings. If it remains A-1 there is more control over the number and location of dwellings.

Pierret agreed, noting that if the section were rezoned to A-2, 7 more dwellings could be built in the section.

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

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

Recommend the County Board of Commissioners **APPROVE** the request submitted by Ted and Sheila Mehrkens (Owners), for Preliminary and Final Plat approval of the proposed "Mehrkens Subdivision" to rezone 40.0 acres and create a two-lot Conservation Subdivision District on property currently zoned A1 (Agricultural Protection District).

Subject to the following condition:

1. The change of zone shall not occur until the Conservation Easement and Plat have been recorded with the Goodhue County Recorder's Office.

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Motion carried 7:0

Other Discussion

There was a discussion regarding a November work session/joint meeting with the BOA.

There was also discussion about obtaining information on agricultural production and the value of agricultural land and commodities in Goodhue County, particularly in A-1 Districts.

¹¹ADJOURN: Motion by Commissioner Nystuen and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 7:15 p.m.

Motion carried 7:0

Respectfully Submitted,

Patty Field, Zoning Administrative Assistant

MOTIONS

¹APPROVE the PAC meeting agenda

Motion carried 7:0

²APPROVE the previous month's meeting minutes

Motion carried 7:0

³Motion to close the Public Hearing

Motion carried 7:0

⁴APPROVE CUP amendment for a business to serve the agricultural community

Motion carried 7:0

⁵Motion to close the Public Hearing.

Motion carried 7:0

⁶APPROVE CUP request for a self-service storage facility

Motion carried 7:0

⁷Motion to close the Public Hearing.

Motion carried 7:0

⁸APPROVE CUP request to operate a Non-Metallic Mineral Extraction Facility

Motion carried 7:0

⁹Motion to close the Public Hearing

Motion carried 7:0

¹⁰APPROVE Preliminary and Final Plat approval for a Conservation Subdivision

Motion carried 7:0

¹¹ADJOURN. Motion to adjourn the meeting.

Motion carried 7:0

Goodhue County Land Use Management

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To: Planning Advisory Commission
From: Land Use Management
Meeting Date: November 14, 2022
Report date: November 4, 2022

PUBLIC HEARING: Consider Goodhue County Ordinance Updates

Proposed amendment to Article 31 (Shoreland Regulations) to add language found in Minnesota Administrative Rules 6120.3300 regarding high water elevations.

Attachments:

Proposed Amendments
[Goodhue County Zoning Ordinance](#)

Summary:

The Goodhue County Zoning staff is responsible for overseeing and enforcing the DNR's Shoreland rules on public waterways. The State Shoreland regulations are found in Minnesota Administrative Rules 6120.3300. These rules are regularly updated and revised by the State of Minnesota. Article 31 (Shoreland Regulations) has remained unchanged since prior to 2000 apart from the removal of bluffland definitions in 2018.

The State has elevation requirements for all structures within the Shoreland districts. These provision were added to state rules after Goodhue County's adoption of the Shoreland regulations in the 1990s and do not appear in the County's Shoreland language. To ensure current and future staff enforce elevation requirements of the Shoreland Ordinance it is recommended this language be added to Article 31 of the Goodhue County Zoning Ordinance.

Staff Recommendation:

Land Use Management staff recommends the Planning Advisory Commission adopt the staff report into the record and recommend the County Board of Commissioners **APPROVE** the amendment to Article 31 (Shoreland Regulations).

General development	75	50	30
Remote river segments	200	200	30
Forested and transition river segments	150	150	30
Agricultural, urban, and tributary river segments	100	50	30

(2) Exceptions to structure setback standards in subitem (1). Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks provided the proposed building site is not located in a shore impact zone or in a bluff impact zone.

B. High water elevations. In addition to the setback requirements of item A, local shoreland controls must regulate placement of structures in relation to high water elevation. Where state-approved, local flood plain management controls exist, structures must be placed at an elevation consistent with the controls. Where these controls do not exist, the elevation to which the lowest floor, including basement, is placed or flood-proofed must be determined as follows:

(1) For lakes, by placing the lowest floor at a level at least three feet above the highest known water level, or three feet above the ordinary high water level, whichever is higher. In instances where lakes have a history of extreme water level fluctuations or have no outlet capable of keeping the lake level at or below a level three feet above the ordinary high water level, local controls may require structures to be placed higher.

(2) For rivers and streams, by placing the lowest floor at least three feet above the flood of record, if data are available. If data are not available, by placing the lowest floor at least three feet above the ordinary high water level, or by conducting a technical evaluation to determine effects of proposed construction upon flood stages and flood flows and to establish the flood protection elevation. Under all three approaches, technical evaluations must be done consistent with parts 6120.5000 to 6120.6200 governing the management of flood plain areas. If more than one approach is used, the highest flood protection elevation determined must be used for placing structures and other facilities.

(3) Water-oriented accessory structures may have the lowest floor placed lower than the elevation determined in this subpart if the structure is constructed of flood-resistant materials to the elevation, electrical and mechanical equipment is placed above the elevation and, if long duration flooding is anticipated, the structure is built to withstand ice action and wind-driven waves and debris.

C. Bluff impact zones. Structures and accessory facilities, except stairways and landings, must not be placed within bluff impact zones.

- Subd. 4. The total area of all impervious surface on a lot shall not exceed twenty-five (25) percent of the total lot area.

SECTION 9. DESIGN CRITERIA FOR STRUCTURES

Subd. 1. Placement and Design of Structures.

- A. When more than one setback applies to a site, structures and facilities shall be located to meet all setbacks. Where principal structures exist on adjoining lots on both sides of proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone.
- B. High Water Elevations. ~~Structures shall be placed in accordance with all floodplain regulations applicable to the site.~~ **In addition to the setback requirements above, local shoreland controls must regulate placement of structures in relation to high water elevation. Where state-approved, local flood plain management controls exist, structures must be placed at an elevation consistent with the controls. Where these controls do not exist, the elevation to which the lowest floor, including basement, is placed or flood-proofed must be determined as follows:**
1. **For lakes, by placing the lowest floor at a level at least three feet above the highest known water level, or three feet above the ordinary high water level, whichever is higher.**
 2. **For rivers and streams, by placing the lowest floor at least three feet above the flood of record, if data are available. If data are not available, by placing the lowest floor at least three feet above the ordinary high water level, or by conducting a technical evaluation to determine effects of proposed construction upon flood stages and flood flows and to establish the flood protection elevation. Under all three approaches, technical evaluations must be done consistent with parts 6120.5000 to 6120.6200 governing the management of flood plain areas. If more than one approach is used, the highest flood protection elevation determined must be used for placing structures and other facilities.**
- C. Local officials must evaluate possible erosion impacts and development visibility from protected waters before issuing permits for construction of sewage treatment systems, roads, structures or other improvements on steep slopes in shoreland areas.

Subd. 2. Uses Without Water-Oriented Needs.

- A. Uses without water-oriented needs must be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, must either be set back double the normal ordinary high water level

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Memo Regarding Rural Tourism in Goodhue County

During the past few years, the PAC and BOA have considered requests regarding wedding/event centers, retreat centers, bed and breakfasts, and agricultural tourism venues, corn/hemp mazes, etc. The definition and classification of properties as “agricultural tourism” or “non-agricultural uses/activities associated with an agri-tourism use” has become difficult for staff and the Boards to determine when uses are appropriate on properties that may not be an “active farming operation” but are located in the rural areas within agriculturally zoned sections.

Rural Tourism is a use permitted or conditionally permitted by many Counties/entities within Minnesota and across the country. Rural tourism is intended to support economic growth in rural areas while preserving open space and farm land and are entertainment, education, or recreation focused. Uses commonly found under the Rural Tourism umbrella include retreat centers, wedding/event facilities, corn mazes, wineries, bed and breakfasts, etc.

Rural Tourism: Businesses which attract travelers or visitors to areas historically or traditionally used for agricultural purposes which are entertainment, education, or recreation focused and emphasize the rural setting or historical heritage of the property. Uses include retreat centers, bed and breakfasts, weddings and receptions, holiday celebrations, art or cultural related festivals, social gatherings, concerts, and other similar uses.

The PAC and BOA may recommend:

1. Craft a definition for Rural Tourism for inclusion in the Zoning Ordinance. Rural Tourism would include uses such as retreat centers or bed and breakfasts that have performance standards in the Ordinance and would also include uses such as wedding/event facilities or other tourism uses conducted within an agricultural area/zone. Generic performance standards could be crafted for Rural Tourism and existing uses such as retreat centers or bed and breakfasts could be held to both sets of performance standards. Non-Agricultural Uses Associated with Agricultural Tourism could be removed from the Ordinance and replaced with Rural Tourism. Discussion would be needed on which zone(s) to include Rural Tourism in.
2. Add performance standards for wedding/event centers, adding these as a specific use to the Table of Uses, and determining which zone(s) the use may be

permitted within. Adding wedding/event centers as a use would not address other unpermitted “tourism” uses staff has been approached about.

3. Add language clarifying which properties qualify as agricultural operations (parcel size, number of tilled acres, etc.).
4. Amend the definition for Agricultural Tourism, Agriculture Use, and/or Agricultural Operation to include language that the property must be “primarily used” for agriculture activities.

Staff would recommend adding Rural Tourism to the Zoning Ordinance and removing Non-Agricultural Uses Associated with Agricultural Tourism and replacing this with Rural Tourism. Rural Tourism uses would be subject to specific performance standards as a “rural tourism” operation and any additional performance standards (retreat center, bed and breakfast etc.).

ARTICLE 21 A-1, AGRICULTURAL PROTECTION DISTRICT

SECTION 1. PURPOSE

This district is to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district is intended to encourage long-term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non-farm land uses.

SECTION 2. PERMITTED USES

All permitted uses are subject to zoning and building permits. Permitted uses allowed in the A1 Zoning District shall be as shown in Article 20, Section 7, "Table of Uses".

SECTION 3. CONDITIONAL USES AND INTERIM USES

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

SECTION 4. ACCESSORY USES AND STRUCTURES

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

SECTION 5. GENERAL DISTRICT REGULATIONS

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

Subd. 1. Lot Size.

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

Subd. 2. Density.

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

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

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

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

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

- A. Each lot shall include a minimum 33 feet of frontage on a public road right-of-way extending to the building line. As an alternative a single lot that does not front on a public road may be permitted upon recording (with the Goodhue County Recorder) of a driveway access easement that is a minimum of 33 feet in width and has been determined to be acceptable by the Goodhue County Land Use Management Department.
- B. Access for two or more lots shall follow the Road Design Standards in the Goodhue County Subdivision Controls Ordinance.

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

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

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

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

SECTION 6 GENERAL REGULATIONS

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

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

Subd. 3. All building, grading and development activities shall be reviewed with the goal of minimizing loss or disruption of “Prime Agricultural Soils” as identified in the Goodhue County Soil Survey (United States Department of Agriculture Web Soil Survey).

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	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

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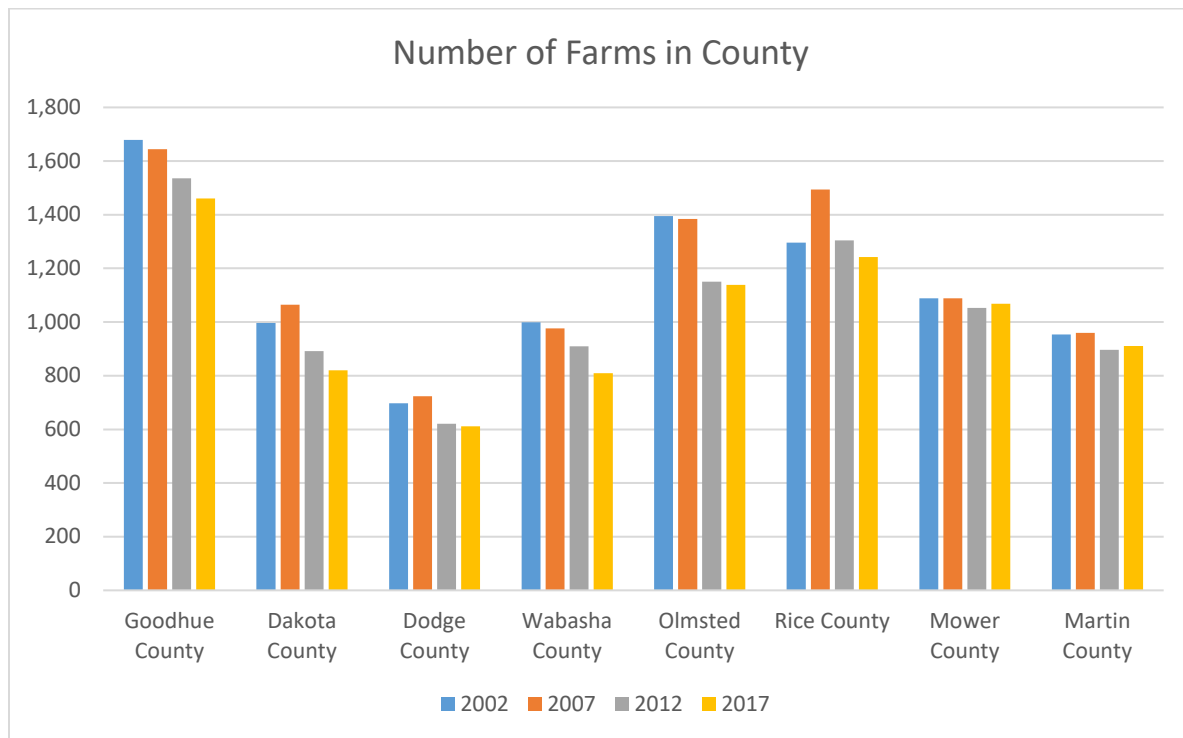


Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.267.4875

Agricultural Operations/Uses in Goodhue County Since 2002

During the October PAC meeting, staff was instructed to research agricultural operation numbers changes over the years in Goodhue County. The PAC was interested in these numbers as supplemental information for consideration of permissible uses in the A1 District.

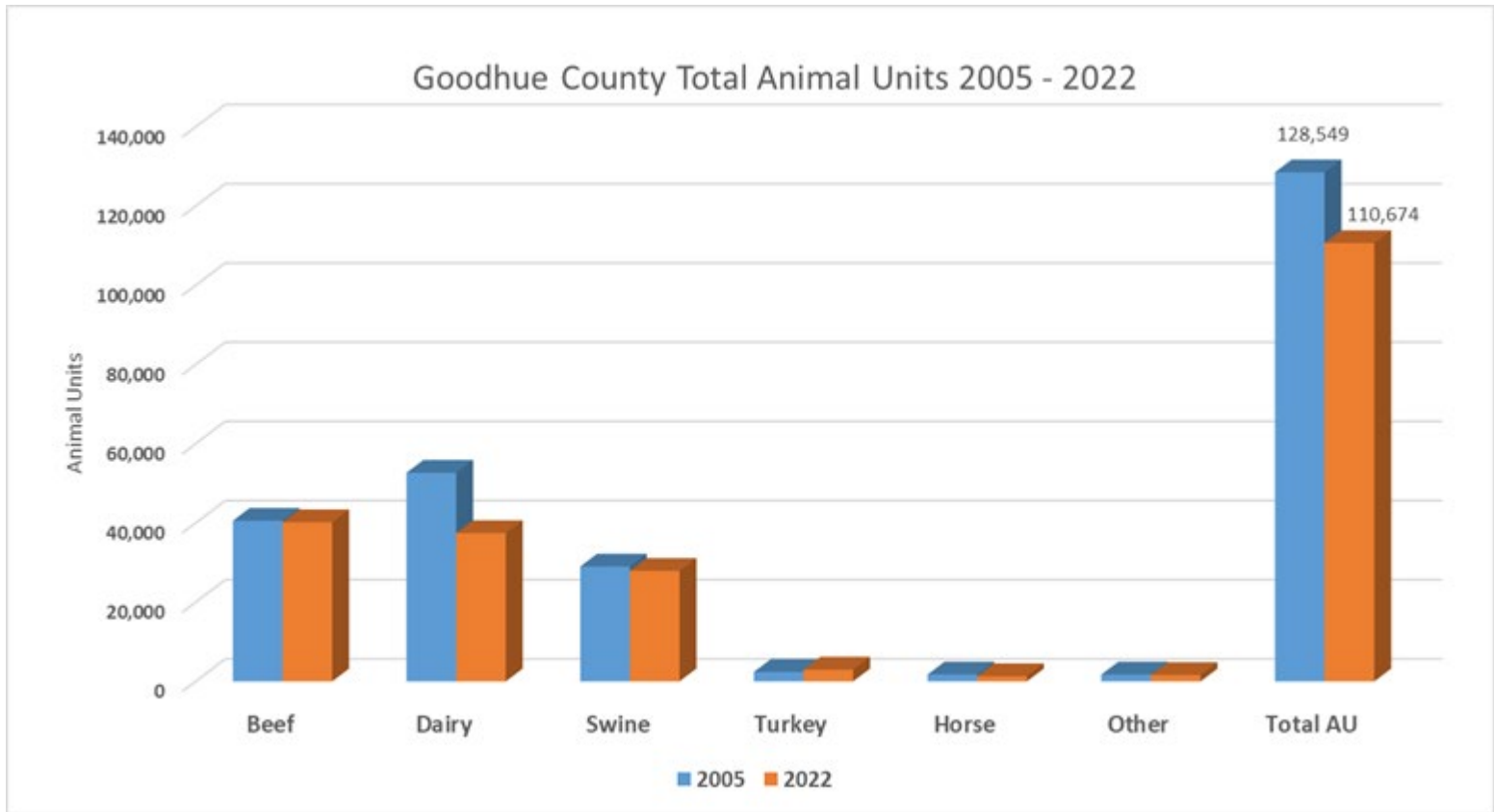
Staff used data from the USDA Agricultural Census to compile the information below. Data was compiled on 8 Minnesota counties in southeastern and southern Minnesota. The USDA official agricultural census was last completed in 2017. Attached are several charts and graphics depicting agricultural uses over the years in these Counties.



Farm: Any place from which \$1,000.00 or more of agricultural products were produced and sold or normally would have been sold.

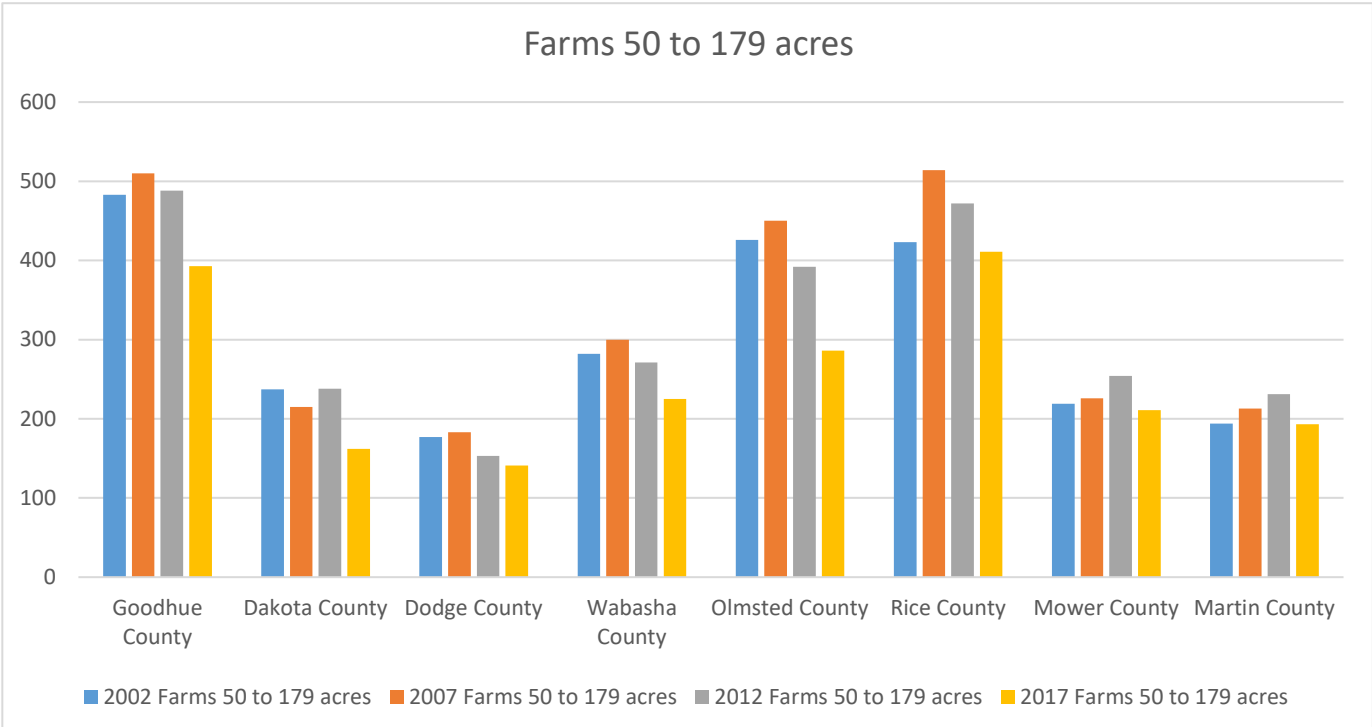
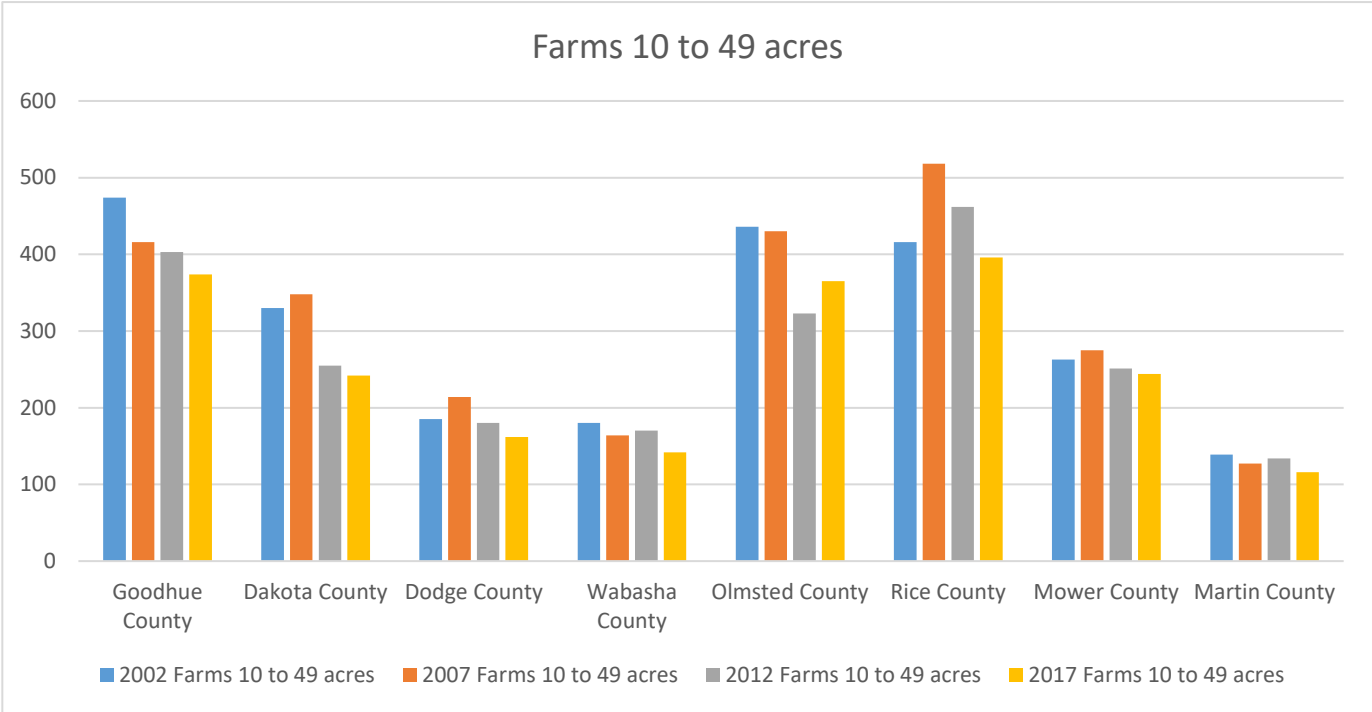
Goodhue County continues to have the highest number of farms among surrounding Counties.

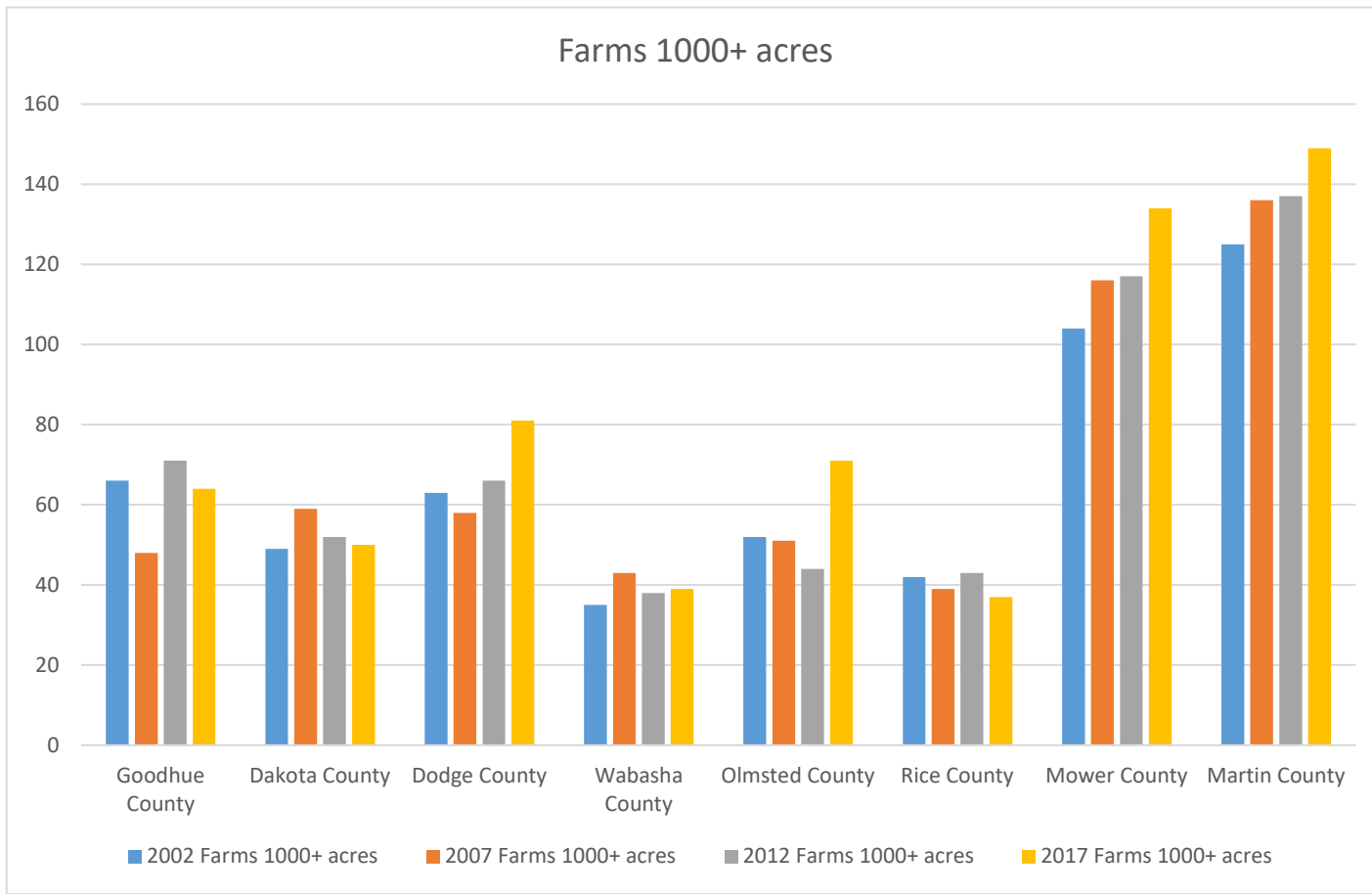
Staff also reached out to the County Feedlot Officer for data on the number of feedlots and animal units in Goodhue County. Animal units for beef cattle, swine, turkeys, horses, and other animals have remained relatively stable with a small decrease for each type except turkeys which increased. Dairy cattle saw the most dramatic decrease from 2005 (52,674) to 2022 (37,431).



In 2005 there were 1,036 feedlot registrations in Goodhue County. By 2022 there were 932 active registrations.

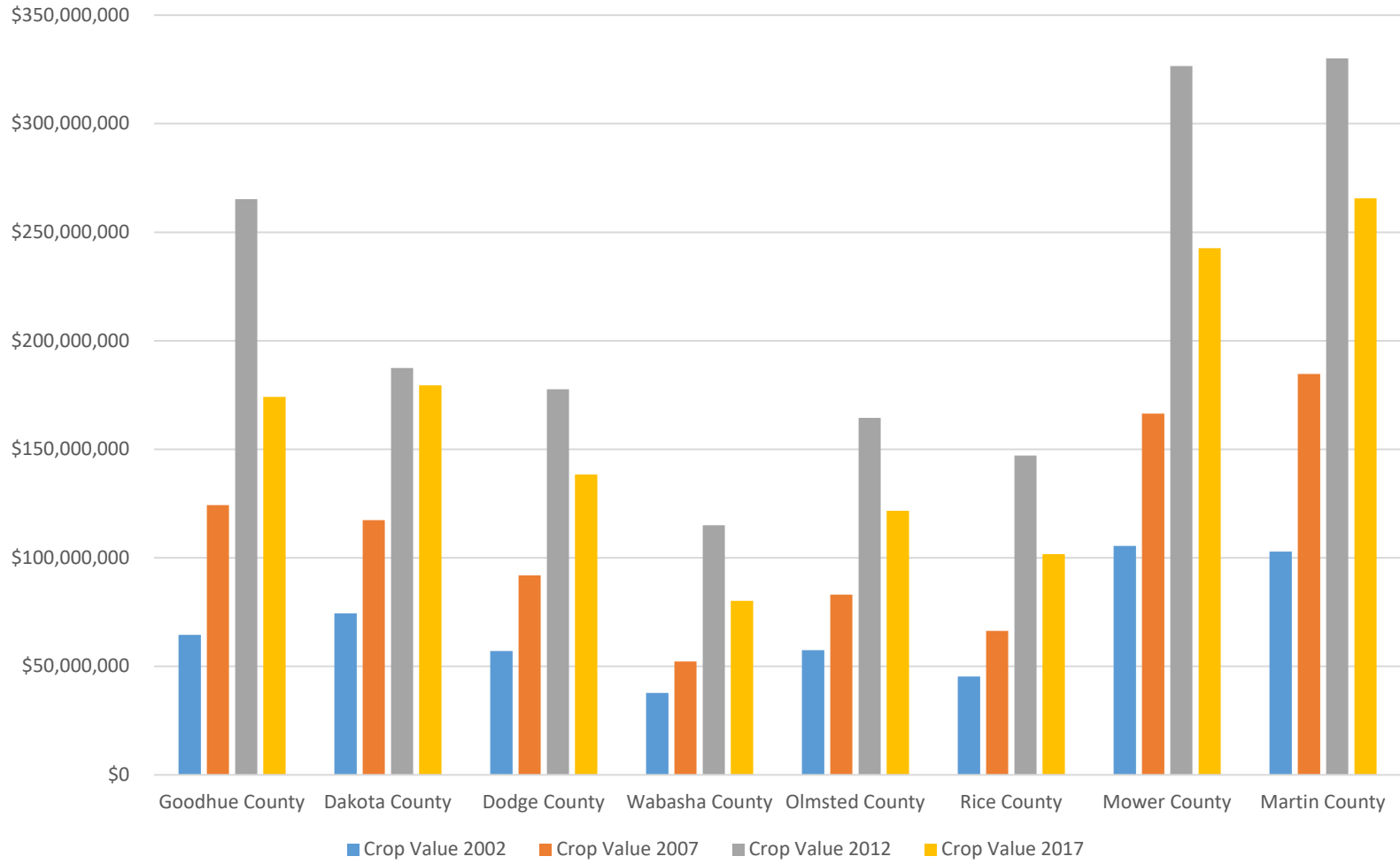
The zoning district most common in the County is the A-1 Agricultural Protection District. The southern 2/3 of the County are mainly A-1 Districts which equals approximately 59% of the County's sections being wholly or partially zoned A-1.



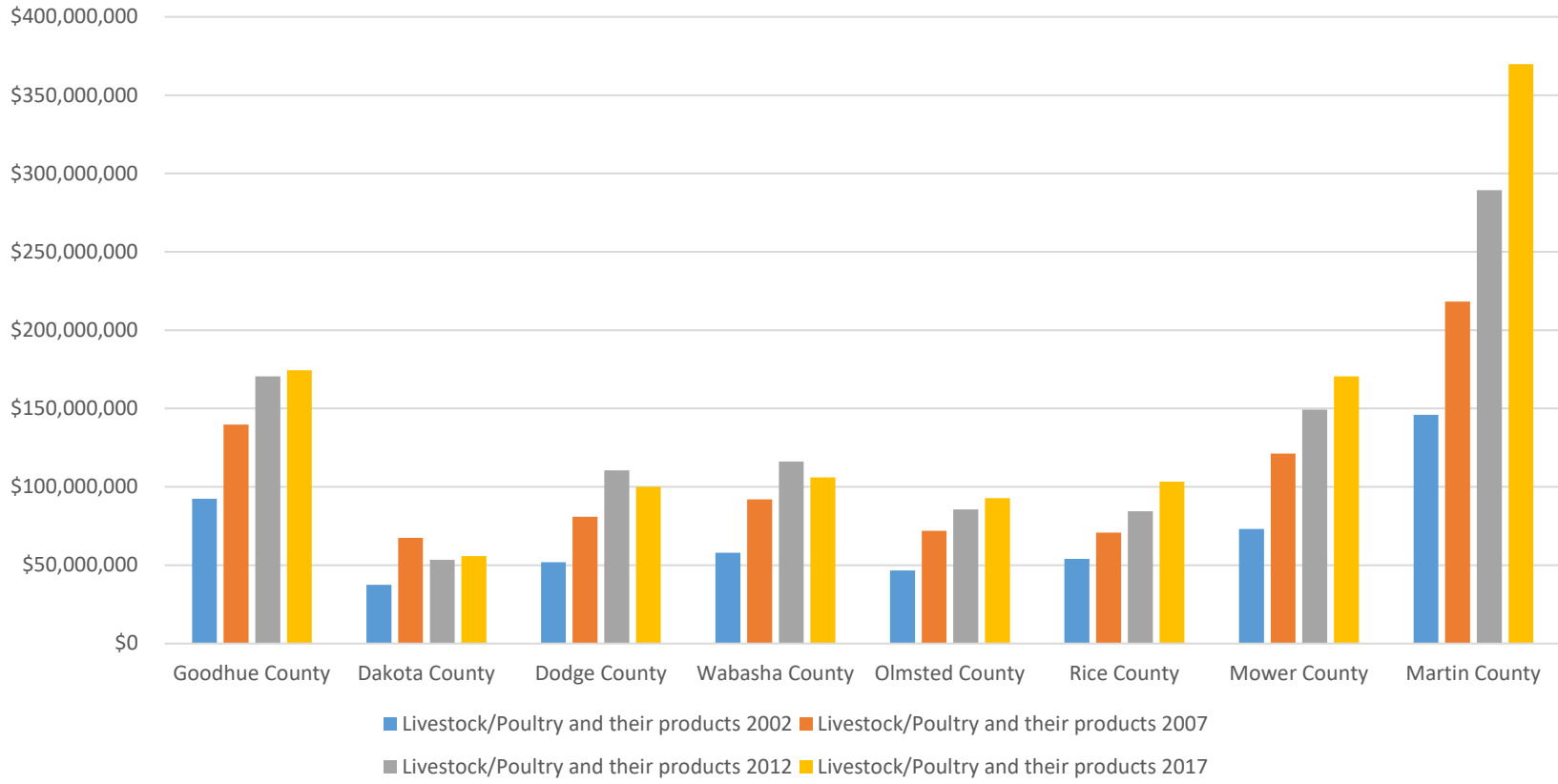


The number of small to medium sized farms has been decreasing in all Counties researched. Farms with over 1,000 acres have been increasing in many Counties. This corresponds to an increase in the average acreage per farm over the same time period. The percent of total land used for farming in all Counties has remained relatively stable since 2002.

Crop Values



Livestock/Poultry and their Products Value



Net Average Income Per Farm

