



# Goodhue County

## Minnesota

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

6:00 PM Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. March 20, 2023 PAC Meeting Minutes Draft

Documents:

[MINUTES\\_DRAFT\\_MARCH\\_2023.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: Request For CUP To Establish A Liquid Manure Storage Basin Exceeding 500,000 Gallons  
Request, submitted by Anthony Scheffler (Owner) to construct a concrete liquid manure storage basin capable of holding up to 2,700,000 gallons at a 275.5 animal unit dairy facility that contains a confinement barn, partial confinement barns, and open lot areas without runoff controls. Parcel 38.009.0200. 14874 410th Street Zumbrota MN, 55992. Part of the NE ¼ of the NE ¼ of Section 9, TWP 110, Range 16 in Minneola Township, Goodhue County. A-1 Zoned District.

Documents:

[PACPACKET\\_SCHEFFLER\\_REDACTED.PDF](#)

Other-Discussion

1. Ordinance Amendment Discussion

Documents:

[STAFF REPORT.PDF](#)

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 ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
March 20, 2023 MEETING MINUTES  
DRAFT**

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

### **Roll Call**

Commissioners Present: Tom Gale, Richard Miller, Darwin Fox, Chris Buck, Marc Huneke, and Todd Greseth.

Commissioners Absent: Howard Stenerson, Richard Nystuen, and Carli Stark

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**

<sup>1</sup>Motion by Commissioner Miller; seconded by Commissioner Fox to approve the meeting agenda.

**Motion carried 6:0**

### **2. Approval of Minutes**

<sup>2</sup>Motion by Commissioner Greseth; seconded by Commissioner Huneke to approve the previous month's meeting minutes.

**Motion carried 6:0**

### **3. Conflict/Disclosure of Interest**

*Commissioner Gale will not be participating in this Public Hearing due to a conflict of interest.*

### **4. Public Hearings**

#### **PUBLIC HEARINGS: Hay Creek Campground (Gareth Brickzin, Owner)**

31655 HWY 58 BLVD Red Wing, MN 55066. Parcels 34.019.4000, 34.019.0900, 34.019.0901, and 31.024.0201. Part of the W 1/2 of Section 19 TWP 112 Range 14 in Hay Creek Township and Part of the SE 1/4 of the NE 1/4 of Section 24 TWP 112 Range 15 in Featherstone Township. B and A-2 Zoned Districts.

#### **1. Map Amendment (Rezone)**

Request for map amendment to rezone parcel 34.019.4000 from B (Business District) to CR (Commercial Recreational District) and to rezone parcels 34.019.0900, 34.019.0901, and 31.024.0201 from A-2 (General Agriculture District) to CR.

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**2. CUP for a Campground Expansion**

Request for a Conditional Use Permit (CUP) to permit an existing campground to expand by 60 sites and add 6 cabins and additional campground facilities including bathhouses.

*Pierret presented the staff report and attachments for the Map Amendment and CUP request.*

*Commissioner Fox requested the public hearing be opened before the Board discussion due to the large number of people in attendance.*

**Chair Buck Opened the Public Hearing**

*Pierret read an email dated March 14<sup>th</sup> from Jenny Shaw, 31651 Hwy 58, Red Wing, strongly opposing the expansion and rezoning due to increased nuisances and detrimental environmental effects that could be caused by the expansion.*

*Brandy Anderson, 31473 Hwy 58, Red Wing, stated that her parents live nearby. She said that the expansion will decrease the home values and create more noise. She feels the email from Ms. Shaw reflects the concerns of all who live there.*

*Brad Kolberg, 31524 Hwy 58, Red Wing, and Treasurer for Hay Creek Township said his house is across from the prime agricultural land that would be used for the campground expansion. He is upset that the owner didn't approach the neighbors that will be affected to discuss the plans before going to the County. He added that it is beautiful to sit outside at night and not hear noise but that will not be the case after the campground expands. He is not happy that they plan to expand onto prime agricultural land that has been farmed for the last 100 years.*

*Deb Busby, 31696 Hwy 58 Red Wing, asked where the 24-hour security was because they are not taking care of the problems. There are drugs and other illegal activities including a stabbing incident at the campground. She said it was very upsetting when she saw a Sheriff with their gun and lights looking for someone who committed an illegal act. There is noise and music with bands until midnight or 1:00 AM even though there is an 11:00 PM quiet time. If she has a campfire in her yard, it gets so loud because of the campground that she and her friends have to sit right next to each other to have a conversation.*

*Athena Reed, 410 4<sup>th</sup> Ave, Goodhue, works at the campground. She feels the Brickzins are the best thing to happen to Hay Creek Campground. Hearing the email opposing this request upset her. She noted that the Brickzins care about the valley and the campground's effect on neighbors. She feels safe as an employee leaving by herself and participating in activities like horseshoes at the campground. She added that staff cannot control everybody that comes and their actions. The Brickzins are there almost every day in the summer. They took something good and made it better and people come back and they are turning customers away because they reach capacity almost every weekend. The owners treat everyone with respect and she has never had anyone complain to her.*



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Tracy Reese, 31583 Hwy 58 Red Wing, is concerned about the extra traffic and feels that Highway 58 cannot handle that additional volume. Campers turn around in her driveway and she had to put up signs to get them to stay out. She questioned how the expansion may affect the other private driveway down the road. She is also concerned about parking along Hay Creek Trail which creates congestion because people park on both sides of the road.

Roger Sievers, 2355 Brooks Ave, Red Wing, requested the Commission approve the zoning change and campground expansion. He says Hay Creek Campground is a gem. He has been going to the campground for about five years and has seen significant improvements. He runs a marketing agency and said this is good for the County economically and feels the County should work with the property owners to achieve their proposal. He indicated that many of the people who live next to the campground moved in while there was a campground there and doesn't think that fact should be overlooked.

Brandy Anderson added that she moved there in 1979. She is not saying that the campground isn't a great place but the problem is that it is so close to everybody's property, in their backyards, and all around their houses. The property values will drop, the noise will go up, the dirt, the garbage, everything is going to be everywhere. She feels people would think differently if they lived in that area, instead of coming there just to go camping.

Deb Busby added that fireworks start a month or more before July 4<sup>th</sup> and continue a long time after. The fireworks wake her up and cause her anxiety and she has to wear silencers to go back to sleep.

Brad Kolberg said the statement that "everyone moved in after the campground was established" is not correct. He has lived there since 1960. He added that the campground did not start until the late 1970s.

Paulette Gadiant, 19616 340<sup>th</sup>, Goodhue, has lived in Hay Creek for 38 years. She said that the fireworks are everywhere. She can hear them at her farm and you can only control so much. You cannot blame the campground for all of the fireworks, it is also coming from surrounding properties.

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

**Motion carried 5:0**

Chair Buck asked the Applicant how much agricultural land is being used for the expansion.

Mr. Brickzin indicated just one field off Highway 58 or about 7 acres. He knows it is under 10 acres that will be impacted.

Commissioner Huneke asked if it would be possible to restrict parking on one side or the other of Hay Creek Trail by the saloon to alleviate the issue of vehicles not being able to pass there.

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*Mr. Brickzin said if he could get No Parking signs approved he would be happy to put them up.*

*Commissioner Miller asked if this was a Township road.*

*Pierret stated yes.*

*Commissioner Miller said the Township would have to agree to the No Parking signs. He asked how many campsites are there presently.*

*Mr. Brickzin stated there are currently 180 sites.*

*Commissioner Miller asked if any of the sites are permanent. He sees trailers sitting there all winter.*

*Mr. Brickzin stated the trailers fluctuate throughout the year. They are not operating a mobile home park, it is people passing through that need a place to stay. They get a lot of nuclear plant workers that come in for a short amount of time and some from Knobelsdorff that pass through. People working at Prairie Island on the outage team or people doing storm work may stay during winter months. Some stay a couple of months, some stay for a few days.*

*Commissioner Miller asked if these workers own the trailers that are there.*

*Mr. Brickzin stated yes.*

*Commissioner Fox asked how many of the sites are seasonal.*

*Mr. Brickzin said there are about 110 seasonal sites now.*

*Commissioner Fox confirmed that a lot of people leave their campers there over winter but are not staying there.*

*Mr. Brickzin agreed. They have one row of campers you may see traffic in and out of over the winter. There are heat probes in the water well so they can use water all year.*

*Commissioner Fox said that he wanted to get Mr. Brickzin's thoughts on security for special events such as concerts. With the expansion, it may be worthwhile to look into hiring security to be on-site for the duration of these events.*

*Mr. Brickzin said he has thought about that. He does try to keep a few people down there to keep an eye on everything but with the increased amount of campsites, that would be something to consider.*

*Commissioner Fox said he has stayed at campgrounds that have events and they will hire extra security during these events.*

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*Mr. Brickzin said he would not be opposed to doing that.*

*Commissioner Huneke asked how many events were planned for the summer.*

*Mr. Brickzin said there are about 6 planned events such as concerts plus small patio music on a couple of Friday nights. The normal cut-off time for the bands is either 10 or 11 at night.*

*Hanni stated there was a question about the Sheriff and the calls for service. She believes the Sheriff does drive through regularly, as they would anywhere else.*

*Pierret said she contacted the Sheriff's office and they compiled the number of calls for service at the campground from 2018 – 2022, to get an idea of the numbers before Mr. Brickzin purchased it and after. There was an increase in calls but some calls were for medical events and welfare checks, which are not controllable. There were a couple of fireworks complaints and some suspicious activity complaints.*

*Mr. Brickzin indicated they are not afraid to reach out to the Sheriff for help. They have had some suspicious activity with theft. Some catalytic converters were cut and a few campers were broken into. There have been multiple times they have reached out to the Sheriff asking them to do a drive-through. Mr. Brickzin wants the area to be safe. They don't want someone's items to get stolen or a camper to be broken into. Also, they offer parking for anyone visiting the state forest to park there so their vehicle is safe.*

*Hanni said they are looking for two motions. Sam can explain the Commercial Recreational District and why it is important to change all of the campground's parcels.*

*Pierret said that most of the campground is in the B, Business District. Campgrounds are not allowed in a Business District so if something were to happen to any of the campground operations on that Business District parcel, those uses could not be re-established because it is a non-conforming use. Other campgrounds in Goodhue County are currently zoned Commercial Recreational. The other Brickzin properties are zoned Agricultural and a Conditional Use Permit could be applied for to establish a campground in an Agriculture district, but staff believes it is important to have all of the campground properties zoned the same to keep everything cohesive. It also makes it easier for staff to enforce the ordinances.*

*Mr. Brickzin asked if he could address the comments/questions heard during the public hearing. He said the email that was read was very disheartening to him and he takes it personally. He apologized for not reaching out to the neighbors. He has a limited amount of time during the day and the County permit process is brand new for him. The comments about how he does not care about Hay Creek hurt. He and his wife are there 7 days a week and they have a camper down there. They are there more than at their residence in Welch. He is there all hours of the day and has invested a lot of money in the saloon building. Without the campground, he would not have been able to preserve that building. The saloon building is "Hay Creek", it has been there since 1874. For the neighbors to say that he doesn't care, that he is all about the dollar is not true. He has not even taken a paycheck. Everything that they make they have been investing into the campground. This is a five-year expansion plan, not*

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*something that would happen overnight. There is a lot of planning left to do, working with the state and he wants to be a good neighbor. He wants to put a nice fence up and some trees as screening. There is a gravel road (Hay Creek Trail) that kicks up a lot of dust and golf carts do kick up a little dust, but not like on the gravel road. He indicated that a lot of the neighbors, some who are here tonight and some who are not, use the campground. Their kids play at the playground every day, their dogs run through, and they come to the live music. Some of the neighbor's kids work at the saloon or the pool. They try to be good neighbors.*

**4It was moved by Commissioner Miller and seconded by Commissioner Fox 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 map amendment request from Gareth Brickzin, Owner to rezone parcels 34.019.4000, 34.019.0900, 34.019.0901, and 31.024.0201 from B (Business District) and A-2 (General Agriculture District) to CR (Commercial Recreational District).

**Motion carried 5:0**

*Hanni said she believes the report stated approximately 60 new campsites.*

*Pierret stated it should be "a maximum of" or "no more than". Sixty is the maximum number of new campsites proposed.*

*Commissioner Miller clarified that the maximum number of new cabins is still 6.*

*Pierret stated yes, a maximum of 6 cabins.*

*Hanni said that would be the one change for the motion.*

*Commissioner Fox said he has one item he would like to see added as a condition because of the magnitude and size of the operation. He would like to add that security be provided on-site for special events such as concerts. It is as much for the owner's protection as anything else. It is also a safety factor for the neighbors to know someone is watching.*

**5It was moved by Commissioner Miller and seconded by Commissioner Huneke 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;
- Recommend that the County Board of Commissioners **APPROVE** Request for a Conditional Use Permit (CUP) to permit an existing campground to expand by no more than 60 sites, add no more than 6 cabins, and construct additional campground facilities including bathhouses. This permit shall revoke and replace CUP 1984-12 and the 2007 CUP. 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;

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2. Hours of operation for the saloon shall be year-round, 7-days per week from 9:00 AM to midnight;
  3. On-street parking and loading/off-loading shall be prohibited on Highway 58;
  4. Applicant shall obtain Building Permit approvals for proposed structures from the Goodhue County Building Permits Department prior to beginning construction;
  5. Applicant shall obtain all appropriate well and septic system permits from the Goodhue County Environmental Health Department and/or Minnesota Pollution Control Agency prior to opening new campsites or cabins to the public;
  6. A contract with a licensed professional for septic inspection, upgrades, and preparation of an operating plan shall be submitted to Environmental Health staff prior to County Board consideration of this request;
  7. New campsites shall not open for public use until septic compliance is achieved to the satisfaction of the Goodhue County Environmental Health Department;
  8. Compliance with Goodhue County Zoning Ordinance including Article 30 CR, Commercial Recreational District and Article 16 Section 7 Campground and Recreational Vehicle Site Regulations;
  9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations. Proof of appropriate licenses and permits should be submitted to the Zoning Administrator prior to public use of new campsites, cabins, and bathhouses;
  10. Applicant shall submit a Land Alteration Permit and grading/erosion control plan or proof of an NPDES permit from the MPCA to the Zoning Administrator prior to beginning grading or excavation work on-site;
  11. Applicant shall plat the property in compliance with the Goodhue County Subdivision Ordinance prior to the issuance of any building permits for new structures; and
  12. Security personnel shall be on-site during all outdoor special events and outdoor celebrations including, but not limited to, concerts.

**Motion carried 5:0**

**Other Discussion**

There was no additional discussion.

**6ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 6:59 p.m.**

**Motion carried 6:0**

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Respectfully Submitted,  
Patty Field, Zoning Administrative Assistant

MOTIONS

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- <sup>1</sup> APPROVE the PAC meeting agenda  
Motion carried 6:0
  - <sup>2</sup> APPROVE the previous month's meeting minutes  
Motion carried 6:0
  - <sup>3</sup> Motion to close the Public Hearing  
Motion carried 5:0
  - <sup>4</sup> APPROVE the request for map amendment  
Motion carried 5:0
  - <sup>5</sup> APPROVE the CUP request for expansion of campground  
Motion carried 5:0
  - <sup>6</sup> ADJOURN. Motion to adjourn the meeting  
Motion carried 6:0

UNOFFICIAL UNTIL APPROVED BY THE PAC



## Pierret, Samantha

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**From:** Jenny Shaw <jenshaw1014@yahoo.com>  
**Sent:** Tuesday, March 14, 2023 9:07 PM  
**To:** Pierret, Samantha  
**Subject:** Concerns w/proposed rezoning and expansion of Haycreek campground

### External Email - Use caution opening links or attachments!

Hello,

We are writing this letter to express our strong opposition to the rezoning and expansion of the Haycreek Valley Campground.

First of all, as residents/property owners in the heart of Haycreek and closely affected by these requested changes, it came as quite a surprise to my family, extended family and neighbors to recently hear that such a large expansion and rezoning is purposed in the beautiful Haycreek valley.

There are many concerns with the proposition. On the top of the list is the environmental impact that adding approximately 60 sites, 6 cabins, additional campground facilities and bathhouses would have on our valley. The trout stream is already affected by the campground and adding more sites and creating an even larger human carbon footprint would be detrimental to the stream and environment in general. We see trash blow onto our property every day during the camping season. Just as we see this trash on our property it is quite clear that the amount of trash will increase exponentially with the proposed expansion. It goes without saying that the trout stream will also see an increase in trash and pollutants from the increase in people and garbage. The DNR did such an incredible job with getting this trout stream to be one of the best in Southern Minnesota and now its livelihood is on the line once again. Not to mention the wildlife that will be greatly affected by these proposed changes. Our valley is home to many animals that will lose their homes and habitats if this is allowed to proceed.

Also, on the top of the concern list is the safety of Haycreek's residents and all who pass through. Highway 58 is unbelievably busy year round. However, during camping season the traffic and safety concerns are amplified tremendously. Campers turning into and backing out onto this busy road is quite unnerving. We regularly hear screeching breaks and "almost" accidents occur, at times resulting in collisions. In addition to concerns for all who pass through Haycreek, we have safety concerns for ourselves as we try to pull out onto this already busy road. Also, as our children/grandchildren and all the kids in this valley grow and are starting to drive there is a tremendous amount of concern for their safety on Highway 58 as well. We already hear from friends and family who drive semi through the valley that they absolutely despise coming through Haycreek for this very reason – campers/rvs that pull out without any regard to oncoming traffic. A campground expansion would exponentially increase the risk factors, amplify the danger that comes with an increase in traffic in such a tight/narrow area, and could end up being fatal.

In addition to the highway traffic, there will also be an increase in ATV/golf cart use if an expansion is allowed. These "vehicles", whether permitted or not, are used by campers on a regular basis with no regard for other's safety especially when said drivers are under the influence of alcohol. This is a huge safety concern when residents and visitors are trying to enjoy our beautiful valley especially when walking or bicycle riding.

There is also a great deal of concern that a campground expansion of this magnitude would likely cause our property values to decline. Clearly, the residents of Haycreek want to protect our homes and investments as well.

Another issue that needs to be greatly considered is the noise. Our small valley is not meant to withstand all the noise we have to tolerate already due to the campground and bar. Expanding the campground in the capacity they are looking to do so will make weekends in our valley almost unbearable during the camping season. We are constantly left awake at late hours of the evening, early hours of the morning and everything in between due to adults and children screaming, loud vehicle noises, loud music and etc. There are many evenings in the summer where the noise gets so loud it echoes in the valley well past 2 am. This is, of course, despite an 11pm "quiet time" which the owners do not enforce. This expansion would only amplify the noise problem that has been a constant complaint from the valley's residents.

A few more concerns that are bit more personal and currently keep us up at night would greatly increase if more people were brought in through this campground expansion. It is well known, that since the new ownership of the campground/ bar took over, a new "crowd" of people has been attracted to Haycreek. There have been instances of violence involving guns, knives and drugs. This has been unsettling to us as we reside right next to where all these issues are occurring. This rezoning and allowing the campground to expand would directly cause an increase in situations like this happening. There is a great deal of concern for our family's safety and all of the residents of Haycreek due to the likelihood that situations like this would increase with more campsites and cabins being offered. Additionally, we have had instances of theft from our property by campers and we literally see them coming on to our property and trying to take things. We see men, facing our property and urinating toward our property/on the property line with complete disregard for our children/family being right there in the yard. These men expose themselves to us with no regard as to what they are doing and what our children are seeing. Our dog and visiting dogs are constantly harassed by campers as well. All of these concerns would increase exponentially with the increased amount of people that will come with the rezoning and expansion of the campground.

This rezoning and expansion will negatively impact every aspect of our pretty valley. This is a residential area and rezoning this land for business/commercial use will continue to chip away at our quality of life. The owners of said campground seem to forget that Haycreek Valley is our home. They do not live here; they only operate a business here. They do not value to quality of life that we expect and deserve to have living in the country. They do not value the environmental impact this would have in the Haycreek Valley. This type of expansion/rezoning is suited only for a campground that is not in a residential and/or agricultural area. The beauty and environmental integrity of our valley will be devastated if this rezoning and expansion is allowed to move forward. Haycreek has always been known for its beauty and access to nature. Allowing this expansion and rezone to commercial land will drastically change the topography and what Haycreek is known for. People travel here from all over to revel in the valley's beauty. People want to live here because it is quiet and peaceful. Allowing this rezoning and expansion to go through will not only drive visitors away but it will drive its residents away. People will start leaving once property values start to decline and when our safety is jeopardized. Our pretty valley will become another dumping station on the side of the road. It will no longer be a destination for experiencing nature and beauty but an eyesore that will stand out like a sore thumb!

We, in addition to all the residents of Haycreek, ask Goodhue County Land Use Management to remember the slogan that is placed at the bottom of the notice we received that states..."To effectively promote the safety, health, and well-being of our residents." I urge you consider how our overall safety, health, well-being and quality of life will be drastically and negatively affected with a rezone and expansion of the campground. We ask you to remember that the campground owner does not have the residents' quality of life and best interest in mind at all. The campground owners do not live here and do not have to live with the consequences and impact this expansion would have in our valley and our homes and our lives. They are only looking after the almighty dollar and are forgetting this is first and foremost our homes and our quality of life is on the line, along with the life of Haycreek Valley itself.

We greatly appreciate your time and for hearing our concerns.

Paul and Jennifer Shaw  
31651 Hwy 58 BLVD  
Red Wing, MN 55066  
651-764-5692



# Stop expansion and rezoning of Hay Creek Campground

We, the concerned people of Hay Creek and Featherstone townships are opposed to the expansion and rezoning of 31655 Hwy 58 Blvd, Red Wing, MN, 55066.

This rezoning and expansion poses a safety risk to neighboring homes, a negative impact on property values and an environmental hazard to the designated Hay Creek trout stream.

Every year we face safety issues on Hwy 58 due to campers pulling in and out of said address, this expansion would double that hazard.

Late night noise issues are already an issue during camping season and this expansion would only add to that.

Adding more campsites and cabins will result in more trash being left behind which poses a threat to the designated Hay Creek trout stream.

Our beautiful valley will turn from AG land into a trailer park!!

Please help us STOP this expansion and SAVE the valley by signing the petition



Additional Signatures)

	Printed Name	Address	Signature
1	JOE TOUSIGNANT	325 ST Red Wing	Joe Tousignant
2	Brandon Peters	31583 Hwy 58 Blvd Red Wing	Brandon Peters
3	TODD ZEMER	CTY. 2 BLVD. REDWING	Todd Zemer
4	Staci Myntz	325th St Red Wing MN 55051	Staci Myntz
5	Jesse Riehl	27007 Old Church Rd	Jesse Riehl
6	Megan Causton	27007 Old Church Rd	Megan Causton
7	Megan Causton	Hwy 66	Megan Causton
8	Cady Causton	Hwy 66	Cady Causton
9	Barbe Otto	Frontenac	Barbe Otto
10	Wayne Otto	Frontenac	Wayne Otto











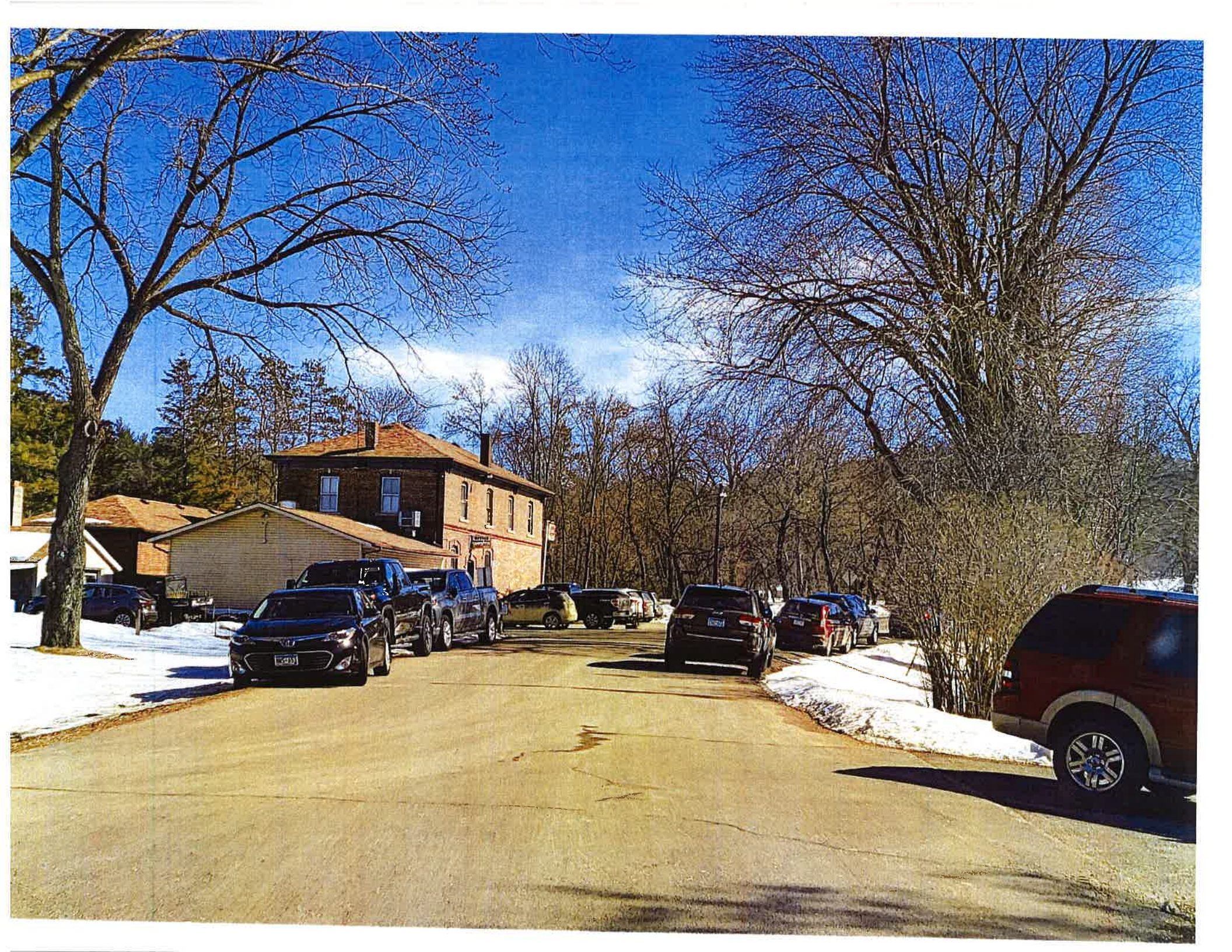
(Additional Signatures)

#	Printed Name	Address	Signature
1	Andy Mithner	305 1st Ave Goodhue MN	<i>[Signature]</i>
2	Brenda Reest	34202 Wells Creek Trail Goodhue	<i>[Signature]</i>
3	Mark Bolster	301 5th Goodhue	<i>[Signature]</i>
4	Paul Shan	31651 Hwy 58 Blvd	<i>[Signature]</i>
5	Anepl Schaefer	800 W 4th RW	<i>[Signature]</i>
6	Miranda Reese	34202 Wells Creek Trail	<i>[Signature]</i>
7	Xrenigay Bican	108 Brenda Ln Goodhue	<i>[Signature]</i>
8	Andrew Mandelker	17815 35th St Redwing	<i>[Signature]</i>
9	Sam Sharpen	17587 400 St Goodhue	<i>[Signature]</i>
10	Jason Thymen	511 2nd Ave Goodhue	<i>[Signature]</i>
11	Chad Ostberg	27980 Circle S Rd Red Wing	<i>[Signature]</i>
12	Jesse D Fox	20690 38th St Goodhue	<i>[Signature]</i>
13	Rex	20260 89th	<i>[Signature]</i>
14	Tracy Paul	36324 190th Av Goodhue	<i>[Signature]</i>
15	Patricia Jennings	111 N 4th St Goodhue	<i>[Signature]</i>
16	Kate Brass	1122 Starkentat & Red Wing	<i>[Signature]</i>
17	Debra's Ringeisen	3428 Awell Creek + road	<i>[Signature]</i>
18	Roxan Schmeig	805 7th St NW Kasson	<i>[Signature]</i>
19	Wendie Ringeisen	3607-10th Ln NW Redwing	<i>[Signature]</i>
20	Tom Rumbold	411 Broad Way Goodhue	<i>[Signature]</i>
21	Harriet K 7660	22510 Hwy 58 S. 40	<i>[Signature]</i>
22	Sharon Dickey	" " " "	<i>[Signature]</i>
23	ANDY meyer	37144 Co Rd 15 Lakecity	<i>[Signature]</i>
24	Amanda Gernentz	3628 Kosec Dr Redwing MN	<i>[Signature]</i>
25	Jared Geraente	3628 Kosec Dr. Redwing MN	<i>[Signature]</i>
26	Ryan McMeekin	2936 Lake St Redwing MN	<i>[Signature]</i>
27	Tracy Reese	31583 Hwy 58 Redwing MN	<i>[Signature]</i>
28	Kevin Vane Strouwe	30291 Hwy 58 Bldg Goodhue	<i>[Signature]</i>
29	Robert Mader	30529 Hwy 58 Blvd	<i>[Signature]</i>
30	Michelle Meyer	30529 Hwy 58 Blvd	<i>[Signature]</i>
31	Jared Geraente	2536 Old Church Rd	<i>[Signature]</i>
32	Rebecca Dierck	31400 Hwy Creel Tr. Redwing MN	<i>[Signature]</i>
33	Scott Dierck	31400 Hwy Creel Tr. RW	<i>[Signature]</i>
34	JEFF BERB	31870 Hwy 58	<i>[Signature]</i>
35	Deb Busby	31696 Hwy 58 RW	<i>[Signature]</i>
36	Dee Dressing	91802 Hwy 58 RW	<i>[Signature]</i>
37	Carolyn Hollike	31600 Hwy 58 RW	<i>[Signature]</i>
38	Tyler Diercks	24401 Old Camp Ln RW	<i>[Signature]</i>
39	John Subra	24001 Old Camp Ln Redwing	<i>[Signature]</i>
40	Kelly Ann	2437th Old Camp Ln Redwing MN	<i>[Signature]</i>
41	James Balch	21473 Hwy 58 Blvd	<i>[Signature]</i>











# 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 17, 2023  
**Report date:** April 7, 2023

## **PUBLIC HEARING: Request for CUP to Establish a Liquid Manure Storage Basin Exceeding 500,000 Gallons**

Request, submitted by Anthony Scheffler (Owner) to construct a concrete liquid manure storage basin capable of holding up to 2,700,000 gallons at a 275.5 animal unit dairy facility that contains a confinement barn, partial confinement barns, and open lot areas without runoff controls.

### **Application Information:**

Applicant: Anthony Scheffler (Owner)  
Address of zoning request: 14874 410<sup>th</sup> ST, Zumbrota, MN 55992  
Parcel(s): 38.009.0200  
Abbreviated Legal: Part of the NE ¼ of the NE ¼ of Section 09 TWP 110 Range 16 in Minneola Township  
Zoning District: A-1 (Agriculture Protection District)  
Township: Minneola Township signed acknowledgment of the CUP request on March 8, 2023, with no additional comments.

### **Attachments and links:**

Application and project summary  
Site Map(s)  
Odor OFFSET calculations (Kelsey Petit, Feedlot Officer)  
Goodhue County Zoning Ordinance (GCZO):  
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

### **Background:**

The Applicant has an existing Feedlot registration for a 275.5 animal unit dairy facility. They are requesting to construct a 256-foot by 153-foot concrete liquid manure storage basin capable of holding up to 2,700,000 gallons to aid in the collection of runoff and manure management.

The Goodhue County Zoning Ordinance (GCZO) requires CUP approval for any animal waste storage basins exceeding 500,000 gallons.

### **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 37.9-acre (approximate) property includes a dwelling, four accessory sheds, two cattle barns



(one north of the proposed manure storage basin and one to the east), 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 very low-density residential uses.
- Site access is via a crushed aggregate driveway located off 410<sup>th</sup> Street (crushed aggregate road) on the north side of the property. Emergency vehicle access appears adequate to service the property. The Applicant has stated they intend to establish a service road leading directly to the manure basin.

**Feedlot Facilities:**

- The Applicants are proposing to construct a 256-foot by 153-foot concrete manure storage basin capable of holding 2,700,000 gallons southwest of the existing cattle barns. The proposed manure storage basin will be used for the southerly two barns to manage the area as a confined feeding operation.

**Odor Offsets/Setbacks:**

- 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 proposed manure storage basin achieves a 93% Odor Annoyance-Free Rating distance to the nearest dwelling (on parcel 38.009.0201 owned by Anthony Scheffler TTEE), approximately 800 feet to the northeast.
- There are currently 6 dwellings located in Section 09. As an A1 zone, a maximum of 4 dwellings are allowed in the section and there is no more dwelling density available in the section. The sections to the east and west are also “full” A1 zoned sections. New dwellings cannot be located within 1,000 feet or 94% Odor Annoyance-Free Rating distance (as determined by the Odor OFFSET Evaluation Model) to existing Feedlot operations.
- The proposed manure storage basin 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 of approximately 3.0% in the project area. The landscape drains generally towards the southeast towards an existing field drainage way.
- There is an identified wetland located to the west of the project site. A silt fence will be installed along the west and south side of the project area prior to excavation activities and maintained until 70% vegetative cover is established. A 1-foot tall temporary earthen berm will be constructed north of the proposed manure basin to divert stormwater runoff away from the facility during construction.
- A 4-foot tall woven wire fence will be constructed along the perimeter of the manure storage basin and include warning signs for safety.

**Nutrient/Waste Management:**

- The manure storage basin will accommodate approximately 12 months of manure storage capacity.
- The Applicant stated the pit will take 3 to 4 days to empty, and manure will be land applied via hose in the spring or fall. The Applicants have provided appropriate manure ownership transfer and land spreading agreements.
- The manure storage basin will be capable of holding up to 2,700,000 gallons. This accounts for liquid manure, runoff, and one foot of freeboard.

**County Feedlot Officer Comments:**

- Goodhue County Feedlot Officer Kelsey Petit reviewed the Application and provided the following comments: *“Currently Scheffler Dairy are hauling manure each day from the dairy facility to nearby fields. On-site there is an existing slurry store that has not been utilized for*

manure storage since 2009 when Scheffler Dairy switched bedding materials. The proposed concrete 256 x 153 x 14 manure storage area (2.7 million gallons), allows the Schefflers to maximize the nutrient value of manure by land applying the dairy manure when the crops need it and/or when field conditions are fit. The design, operation, and maintenance of this proposed manure storage basin appears to meet state and county requirements to provide sufficient protection of water resources. With the 120 acres of their own land and another 1,002 acres of land application agreements for receiving manure, the Scheffler's will be able to effectively utilize the dairy manure as valued fertilizer. The manure storage area will also be correcting a pollution hazard by collecting open-lot runoff and milk-house wastewater from the dairy facility."

- Goodhue County Water Planner Chad Hildebrand reviewed the Application and provided the following comments: "The wetlands located on the property will not be impacted by the proposed manure storage basin as laid out by the proposed plans. I communicated with the engineer on the project to assure the Wetland Conservation Act was followed if required. Additionally, I worked with them to ensure proper erosion control measures were in place to protect any wetland violations.

*I would like to point out that this project is located within the Greater Zumbro River Watershed. The Zumbro River Watershed Comprehensive Management Plan identifies these types of projects as priorities. We encourage landowners to implement Best Management Practices (BMPs) like a manure storage basin to help meet pollution reduction goals set for the watershed. As stated by the County Feedlot Officer, this practice will allow the landowner to store the manure during the winter months and apply it onto production ground during times of the year when crops can utilize the nutrients effectively."*

#### **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 manure storage basin 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 is 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.
2. The manure storage basin is 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 property contains area 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 the County Board of Commissioners **APPROVE** the request for CUP, submitted by

Anthony Scheffler (Owner), to construct a concrete liquid manure storage basin capable of holding up to 2,700,000 gallons at a 275.5 animal unit dairy facility that contains a confinement barn, partial confinement barns, and open lot areas without runoff controls.

Subject to the following conditions:

1. The manure storage basin shall be constructed according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 21 (Agriculture Protection District) and Article 13 (Confined Feedlot Regulations);
3. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

# GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 38-009-0200

Permit# 2230009

### PROPERTY OWNER INFORMATION

Last Name <u>Scheffler</u>	First <u>Anthony</u>	Email <span style="background-color: black; color: black;">[REDACTED]</span>
Street Address <u>14976 410<sup>th</sup> St</u>		Phone <span style="background-color: black; color: black;">[REDACTED]</span>
City <u>Zumbrota</u>	State <u>Mn</u> Zip <u>55992</u>	Attach Legal Description as Exhibit "A" <input type="checkbox"/>
Authorized Agent		Phone
Mailing Address of Landowner: <u>14976 410<sup>th</sup> St Zumbrota Mn 55992</u>		
Mailing Address of Agent:		

### PROJECT INFORMATION

Site Address (if different than above): <u>14974 410<sup>th</sup> St Zumbrota Mn 55992</u>	
Lot Size	Structure Dimensions (if applicable) <u>158 feet X 254 feet X 15 feet</u>
What is the conditional/interim use permit request for? <u>Manure Pit</u>	

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized  
I scrape and haul every day on my dairy. We want to build a cement lined pit for 365 Day storage. This will allow us to inject manure on my fields in good weather and I will be able to use the Nitrogen better.

### DISCLAIMER AND PROPERTY OWNER SIGNATURE

*I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.*

Signature of Landowner: <u>Anthony Scheffler</u>	Date <u>2-24-2023</u>
Signature of Agent Authorized by Agent:	



### TOWNSHIP INFORMATION

Township Zoning Permit Attached?  If no please have township complete below:  
 By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature <u>[Signature]</u>	Title <u>Clerk</u>	Date <u>3-8-2023</u>
Comments:		

### COUNTY SECTION

COUNTY FEE <u>\$350</u>	RECEIPT # <u>18004</u>	DATE PAID <u>March 14 2023</u>
Applicant requests a CUP/IUP pursuant to Article ___ Section ___ Subdivision ___ of the Goodhue County Zoning Ordinance		
What is the formal wording of the request?		

Shoreland _____	Lake/Stream Name _____	Zoning District _____
Date Received _____	Date of Public Hearing _____	DNR Notice _____ City Notice _____

Action Taken:  Approve  Deny Conditions: \_\_\_\_\_

**RECEIVED**

**MAR 14 2023**



# GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

## PROJECT SUMMARY

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

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

365 Day Storage manure pit. This will allow us to Better use our Manure for fertilizer and haul & Inject in good weather. This Structure should help the next generation be good land Stewards

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

We Plan on to continue our Barns and Sheds and maintain our Cattle Numbers

3. Proposed number of non-resident employees.

We are all Family Labor We may consider hiring a part time employee at some point while my kids go to college

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

We plan on hauling out of the pit in the fall after crops have been harvested. We Milk cows am/pm every day from 5am to 8pm

5. Planned maximum capacity/occupancy.

2,700,000 gallons

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

When hauling manure they may need to use the Road, when hauling it should take 3 to 4 days and most fields are close

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

N/A

8. Proposed solid waste disposal provisions.

We will have a dumpster available when constructing the pit

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

N/A

10. Existing and proposed exterior lighting.

11. Existing and proposed exterior signage.

Safety signs will be placed around the pit

12. Existing and proposed exterior storage.

13. Proposed safety and security measures.

We have in the plans to build a mesh wire fence around the pit, we will have safety signs up

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

We will have a service road from the manure pit to the road

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

When hauling out the pit there is potential for some odor, it should take about 3 to 4 days to empty the pit

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

The pit will be located in the pasture, with minimal disturbances. Grass will be planted on bare ground after construction

17. Existing and proposed surface-water drainage provisions.

The surface water from the lots will drain into the pit. We will be installing a tile around the pit

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

N/A

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

My family milks 150 cows for 4 generations. We feel that this manure pit project will help us be better land stewards and use less commercial fertilizers. Also, the pit will help the next generation keep the dairy in business and help us be good neighbors.





**TOWNSHIP ZONING APPLICATION**

TOWNSHIP NAME Minnetonka

Goodhue County

Parcel # 38-009-0200

**APPLICANT INFORMATION**

Last Name <u>Scheffler</u>	First <u>Anthony</u>	M.I. <u>D</u>
Street Address <u>14976 410<sup>th</sup> St</u>		Phone 
City <u>Zumbrota</u>	State <u>Mn</u>	ZIP <u>55992</u>
Email Address 		
Township <u>110</u>	Range <u>16</u>	Section <u>9</u>

**PROJECT INFORMATION**

Site Address <u>14874 410<sup>th</sup> St Zumbrota mn 55992</u>		
Zoning District	Lot Size <u>158' x 254'</u>	Structure Dimensions <u>158' x 254' x 15'</u>
Type of Project <u>Manure Pit</u>	Proposed Use <u>Year Storage Manure Pit</u>	
Structure Type <u>Concret</u>	Replacement? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Variance # _____	Conditional Use Permit # _____	

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 \_\_\_\_\_ Date \_\_\_\_\_

**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  Title Clerk Date 3-8-2023

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Application fee 240 Receipt Number \_\_\_\_\_

# Odors From Feedlots Setback Estimation Tool

Farm Name	Tony Scheffler 99% Odor Offset
Address or County	Goodhue County
Evaluator	K. Petit Goodhue CFO
Date	2/27/2023

Clear All



**OFFSET**  
Annoyance-free  
more than 99%

Source Edge to Nearest Neighbor (ft)	19,286.49
Source Edge to Property Line (ft)	222

## Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

## AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
Earthen manure storage	Rectangle	153	256	39168	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	
<b>Add Source Type</b>	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
<b>Add a Control Technology</b>	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

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



# OFFSET Summary and Results

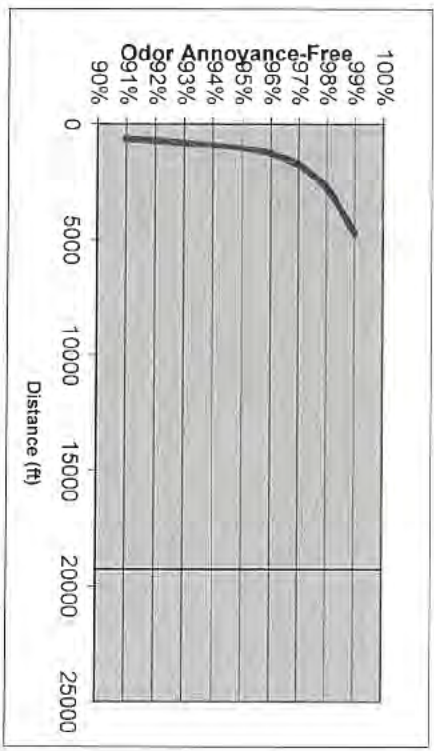
Farm Name: Tony Scheffer 99% Odor Offset  
 County: Goodhue County  
 Evaluator: K. Pettit Goodhue CFO  
 Date: 2/27/2023



Source Characteristics Summary	Similar Sources	Emit Area sq ft	Control Technology Type	Flux Rates (with control technology)			Source Emission Rates*													
				Percent Treated	Odor ou/s/m2	OFFSET OER	H2S ug/s/m2	Ammonia ug/s/m2	Odor ou/s	H2S ug/s	Ammonia ug/s									
<b>Buildings</b>																				
<b>Area Sources</b>																				
Earthen manure storage		39168	None		14.0	13	25.3	107.0		50970	92109	389554								

\*Includes control technologies

Site Emissions	Total Site Area (ft <sup>2</sup> )	39,168
Total Odor Emission Factor (TOEF)		51
Total Site H2S Emissions (mg/s)		92
Total Site H2S Emission AVERAGE (lbs/day)		18
Total Site H2S Emission MAX (lbs/day)		35
Total Site H2S Emissions (tons/yr)		3
Total Site Ammonia Emissions (mg/s)		390
Total Site Ammonia Emission AVERAGE (lbs/day)		74
Total Site Ammonia Emissions MAX (lbs/day)		148
Total Site Ammonia Emissions (tons/yr)		14
Source Edge to Nearest Neighbor (ft)		19286.5
OFFSET Annoyance-Free Frequency		0%



# Odors From Feedlots Setback Estimation Tool

Farm Name	Tony Scheffler
Address or County	Goodhue County
Evaluator	K. Petit Goodhue CFO
Date	2/27/2023

Clear All

**OFFSET Ver 2.0**  
University of Minnesota  
1/21/2017

**OFFSET**  
*Annoyance-free*  
**93%**

Source Edge to Nearest Neighbor (ft)	800
Source Edge to Property Line (ft)	222

## Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

## AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
Earthen manure storage	Rectangle	153	256	39168	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	
<b>Add Source Type</b>	
Name of Source	
Odor Flux (ou/s/m <sup>2</sup> )	
H <sub>2</sub> S Flux (ug/s/m <sup>2</sup> )	
NH <sub>3</sub> Flux (ug/s/m <sup>2</sup> )	
Documentation	
<b>Add a Control Technology</b>	
Name of technology	
Odor reduction (%)	
H <sub>2</sub> S reduction (%)	
NH <sub>3</sub> Reduction (%)	
Documentation	

Area Sources	
<b>Add a Source Type</b>	
Name of Source	
Odor Flux (ou/s/m <sup>2</sup> )	
H <sub>2</sub> S Flux (ug/s/m <sup>2</sup> )	
NH <sub>3</sub> Flux (ug/s/m <sup>2</sup> )	
Documentation	
<b>Add Control Technology</b>	
Name of technology	
Odor reduction (%)	
H <sub>2</sub> S reduction (%)	
NH <sub>3</sub> Reduction (%)	
Documentation	



# OFFSET Summary and Results

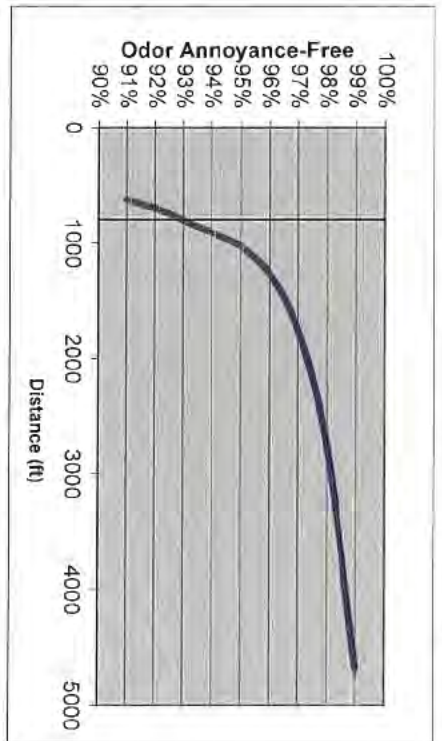
**Farm Name** Tony Scheffler  
**County** Goodhue County  
**Evaluator** K. Petit Goodhue CFO  
**Date** 2/27/2023



Source Characteristics Summary	Similar Sources	Emit Area sq ft	Control Technology Type	Flux Rates (with control technology)			Source Emission Rates*												
				Percent Treated	Odor ou/s/m2	OFFSET OER	H2S ug/s/m2	Ammonia ug/s/m2	Odor ou/s	H2S ug/s	Ammonia ug/s								
<b>Buildings</b>																			
<b>Area Sources</b>																			
Earthen manure storage		39168	None		14.0	13	25.3	107.0		50970	92109	389554							

\*Includes control technologies

Site Emissions	
Total Site Area (ft2)	39,168
Total Odor Emission Factor (TOEF)	51
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Total Site H2S Emission AVERAGE (lbs/day)	18
Total Site H2S Emission MAX (lbs/day)	35
Total Site H2S Emissions (tons/yr)	3
Total Site Ammonia Emissions (mg/s)	390
Total Site Ammonia Emission AVERAGE (lbs/day)	74
Total Site Ammonia Emissions MAX (lbs/day)	148
Total Site Ammonia Emissions (tons/yr)	14
Source Edge-to-Nearest Neighbor (ft)	800
OFFSET Annoyance-free frequency	93%



RECEIVED

# Animal Mortality Plan

JUN 13 2023

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

Facility name: Scheffler Dairy Feedlot registration no. 049-73382  
Owner/Operator name: Anthony Scheffler Feedlot permit no. \_\_\_\_\_

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

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

Animal type	Primary method	Secondary method	Catastrophic loss
Cattle/Dairy	Compost	Render	Minnesota Duty Officer: 1-800-422-0798

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

## Legal Methods of Disposal

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

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

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

## Bury

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

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

## Compost

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

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

In addition, composting facilities must be:

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

## Incinerate

Incinerator must be:

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

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

## Render

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

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

## Alternative methods

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

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





104 East 3rd Avenue - PO Box 335  
 Goodhue, MN 55027  
 651-923-5286 Ext. 4

# Feedlot registration form

## Feedlot Program

Doc Type: Feedlot Registration

JAN 31 2022

**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.

**Submittal Instructions:**

For feedlots located in a delegated county: Send this form to your County Feedlot Officer

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

Facility name: Scheffler Farms LLC Dairy Registration number: 049-73382  
 Facility Address: 14874 410th St Parcel ID number: 35-004-0200  
 City: Zumbrota State: MN Zip code: 55992  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

**Feedlot owner**  Same as feedlot name and address

Name: Anthony Scheffler  
 Address: 14976 410th St  
 City: Zumbrota State: MN  
 Zip: 55992

**Contact person**  Same as feedlot owner information

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Facility locational information**

County: Goodhue City/Township: Minneapolis

Township (26-71 or 101-168)	Range (1-51)	Section (1-36)	¼ Section (NW, NE, SW, SE)	¼ of ¼ Section (NW, NE, SW, SE)
<u>110</u>	<u>10</u>	<u>9</u>	<u>NE</u>	<u>NE</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) 100 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) 500 feet
- If you closed a liquid manure storage area or permanent manure stockpile since your last registration, complete the following:
 

Date closed: _____ <input type="checkbox"/> Liquid storage	Date closed: _____ <input type="checkbox"/> Liquid storage
<input type="checkbox"/> Solid storage	<input type="checkbox"/> Solid storage

## Number of animals at the facility

If you currently do not maintain animals at the site, list the date that you last had animals (mm/dd/yyyy): 1/1

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

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

A	B	C	D
Animal type	Animal unit factor	Maximum number (head) maintained at anytime in past 5 years	Animal Units (B x C)
Dairy – mature cow (milked or dry) over 1,000 lbs.	1.4	145	203
Dairy – mature cow (milked or dry) under 1,000 lbs.	1.0	5	5
Dairy – heifer	0.7	75	52.5
Dairy – calf	0.2	75	15
Beef – slaughter steer or stock cow	1.0	-	
Beef – feeder cattle (stocker or backgrounding) or heifer	0.7	-	
Beef – cow and calf pair	1.2	-	
Beef – calf	0.2	-	
Veal – calf	0.2	-	
Swine – over 300 pounds	0.4	-	
Swine – between 55 and 300 pounds	0.3	-	
Swine – under 55 pounds (and separated from sow)	0.05	-	
Horse	1.0	-	
Sheep or lamb	0.1	-	
Chickens – all sizes with liquid manure system	0.033	-	
Chickens – broiler 5 lbs. and over – dry manure system	0.005	-	
Chickens – broiler under 5 lbs. – dry manure system	0.003	-	
Chickens – layers 5 lbs. and over – dry manure system	0.005	-	
Chickens – layers under 5 lbs. – dry manure system	0.003	-	
Turkeys – over 5 lbs.	0.018	-	
Turkeys – under 5 lbs.	0.005	-	
Ducks – dry manure system	0.01	-	
Ducks – liquid manure system	0.01	-	
Other animals (not listed above – specify in space below):			
			Total AU 279.5

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

Print name: Anthony Scherler

Title: Owner

Signature: Anthony Scherler

Date: 1-16-2022

SE SWCD TECHNICAL SUPPORT JPB  
GOODHUE, MINNESOTA

OPERATION AND MAINTENANCE PLAN

NAME: Scheffler Dairy  
PROJECT: Manure Storage Facility  
LOCATION: Section 9, Minneola Township, Goodhue County, Minnesota

Introduction

This waste storage structure was designed for temporary storage of storm water runoff from the open lot areas, animal waste, bedding and the effluent resulting from milking equipment and parlor wash down. The land user is responsible for proper O&M for as long as the practice is used but no less than the life of the practice, 15 years, and as may be required by federal, state, or local laws or regulations.

The waste storage facility consists of a 14ft deep concrete lined pond with 2.5H:1V side slopes except on the east side where the slopes are 2H:1V to facilitate manure transfer. The pond is designed to hold 2,417,304 gallons of manure, bedding and precipitation over a 12-month period. An additional 285,100 gallons (the upper 1ft of depth) is provided for unforeseen precipitation events to keep the manure storage facility from overtopping. A 20 foot wide concrete ramp sloped at 12H:1V provides access to the interior pond bottom for removal of settled solids after the liquid manure has been removed through agitation and pumping. Manure from the free stall barn will be pushed manually into the pond at the push off area. The concrete push off area is sloped toward the pond so that excess liquids and storm water runoff will drain from the push off area into the pond.

The purpose of this plan is to provide guidelines to the owner for operating and maintaining the manure storage facility in compliance with all laws, regulations, ordinances, and easements. The owner is responsible for the proper operation and maintenance of the facility. The owner must periodically inspect the facility and all of the operable units associated with it to keep it functioning as intended to prevent deterioration of the practice, repair damage, or replace components which fail.

GOODHUE SOIL AND WATER CONSERVATION DISTRICT

(651)923-5286

TELEPHONE

3/9/23

DATE



Manure Storage Facility Operation and Maintenance Plan Prepared For  
Scheffler Dairy  
Section 9, Minneola Township, Goodhue County, Minnesota

Operation and maintenance of the manure storage facility should include, but not be limited to the following items:

- Load into the waste storage facility only those waste products for which it was designed. Do not dispose of human waste, animal mortality, syringes, or other large or non-biodegradable wastes in the digester.
- Operate equipment safely near the top of slope when loading the waste storage facility. Do not drive manure handling equipment beyond the push off area or out onto accumulated manure. Keep push off area access gates closed when not actively transferring wastes into the facility.
- The safety fence has been installed to keep people and animals from getting too near and accidentally falling into the facility. The fence shall be maintained in good repair throughout the life of the storage facility. **Failure to maintain the safety fence could result in accidental death.** Maintenance of the safety fence is a most serious issue and should not be ignored.
- Waste from the storage facility shall be handled and utilized as specified in the Nutrient Management Plan.
- Clean out accumulated manure on a regular basis, the liquid level in the pond should be maintained below the 13ft deep operating level unless an unforeseen precipitation event occurs requiring the use emergency storage volume (upper 1ft of storage). Remove waste from the emergency storage volume as soon as field conditions allow following the precipitation event. No solids or liquids are to be allowed to run from the manure storage facility.
- Keep milkhouse waste transfer pipe outlet free from ice, accumulated manure solids or debris.
- Odorless poison gases are often heavier than air and may be trapped in closed waste storage structures. Be aware that these gases can also accumulate near the manure storage area during agitation and pumping operations under certain weather conditions. Keep unauthorized individuals well away from the facility and its components during clean out. Do not allow human entry without safety equipment, including ladders and breathing apparatus.
- Inspect concrete watching for deterioration and crack development. Any appreciable changes in the concrete are to be reported to the SWCD office immediately.
- If damage to the concrete liner occurs contact the SWCD immediately so that the liner can be patched appropriately.
- Inspect side slopes for slumping or sagging, contact the SWCD if any slumping or sagging occurs. Maintain vegetative cover on side slopes. Reestablish vegetation in any areas where cover is damaged. Mow at least twice a year to stimulate plant growth and to maintain a well-kept appearance
- Inspect and maintain haul roads and approaches to and from waste storage facility on a frequent basis.
- Keep animals off all components of the manure storage facility. Grazing is not allowed on the side slopes of the earthen fill.
- Control weeds on side slopes and diversions with herbicides that do not harm the sod or impair water quality. Mow and clip where possible.
- Control gophers, moles, badgers, and woodchucks that may obstruct outlets or burrow in dikes, creating holes that weaken and allow water to breach the dikes. Immediately repair any damage that has been caused by burrowing animals.

- All trees and woody vegetation shall be kept off diversions and fill areas. Any trees and woody vegetation shall be cut and sprayed with herbicides. Use herbicides in a manner that will not impair water quality. Keep all debris out of pond.
- Prevent/avoid fire near components made of plastic.
- Periodically inspect the perimeter drain tile outlet, keeping it free of debris and repairing any damage. Monitor the tile outlet water for signs of manure seepage or discharge from the structure. It is advisable to collect a water sample from the perimeter drain tile outlet and have the sample analyzed. It is recommended that the inspections should occur at least twice a year:
  - (a) once during the high water table season to ensure that water is draining from the system as designed and
  - (b) once during a drier time to ensure that there is no direct leakage from the storage facility into the drainage system. Examine any flows for quantities of flow, turbidity, discoloration, odors, or any other unusual characteristics. Immediately investigate any indication of blockage or leakage and consult a qualified individual for Natural Resources Conservation Service any corrective action(s) needed.

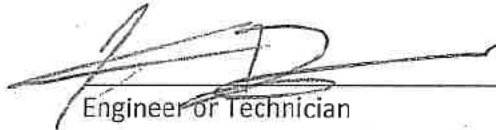
We have discussed the guidelines for operation and maintenance contained herein.



Landowner Signature

3-9-2023

Date



Engineer or Technician

3/9/23

Date

QUALITY ASSURANCE/QUALITY CONTROL PLAN  
PREPARED FOR  
SCHEFFLER DAIRY  
MANURE STORAGE FACILITY  
GOODHUE COUNTY, MINNESOTA

1.0 INTRODUCTION

This plan describes the testing of construction materials and the observation of the various components of construction for a Manure Storage Facility located at the Scheffler Dairy in Section 9 of Minneola Township, Goodhue County, Minnesota.

Major items of the work to be monitored will include but not be limited to:

- Excavation/ Earth Fill
- Tile Installation
- Sand/Gravel base
- Reinforcing steel placement
- Waterstop installation
- Concrete placement

The construction testing and monitoring described in this plan will assist in evaluating the quality and quantity of materials placed and will provide guidelines for documenting test results and observations that will be used for certification. The Detail Plans and Construction and Material Specifications prepared for this project are the governing standards that the work in this construction must meet. The Detail Plans and Construction and Material Specifications will take precedence in any discrepancy between these documents. The work will be observed and documented with photographs and electronic survey equipment by on site representatives from SE SWCD Technical Support staff or by representatives of the Goodhue SWCD.

2.0 ITEMS OF WORK TO BE MONITORED

Excavation and Earth Fill

Periodic monitoring of excavation and earth fill placement will be performed for all earthwork items. The work areas will be staked and marked with cut and fill marks. Depth of excavation, height of fill and grade of side slopes will be verified and documented.

Tile Installation

Tile locations will be staked and cuts will be marked on stakes or flags. The tile placement will be continuously monitored as work begins until such time the onsite representative is assured that installation will progress satisfactorily with periodic monitoring. Final tile location will be surveyed.

Tile backfilling will be continuously monitored as work begins until such time the onsite representative is assured that installation will progress satisfactorily with periodic monitoring. The tile backfill material will be checked for the prior to use. The tile trench width and length as well as depths of granular backfill will be documented.

Sand/Gravel Base

Periodic monitoring will be performed for the sand/gravel subbase placement once the excavation to subgrade has been done. The compaction will be visually observed and final elevation documented.

### Concrete Placement

Periodic monitoring will be required for footing excavation, form construction, steel and waterstop placement.

- Reinforcement and waterstop will be verified prior to concrete placement.
- Elevations will be recorded on joint excavations, formwork will be inspected for the correct dimensions.

Continuous monitoring will be performed during concrete placement. On site tests and laboratory tests will be performed to assure compliance with the Construction and Material Specifications. The following tests will be performed on the concrete:

- Sampling according to ASTM C172.
- Air Content according to ASTM C231.
- Slump according to ASTM C143.

Compressive strength cylinders will be cast during the placing of concrete for the storage facility to evaluate conformance to the construction and material specifications. The cylinders will be tested at a materials testing laboratory at the landowner's expense. Concrete will be monitored as it is being discharged from the mixer into the form work for segregation, vertical drop, layer thickness, consolidation and placement rate. Concrete delivery tickets will be examined for the specified mix design and air entrainment.

### 3.0 METHOD OF DATA PRESENTATION

Elevations of the various work items will be listed in the record drawings. Any changes will be noted either in the record drawings or in the documentation report. Concrete testing results will be summarized in tabular format and any laboratory test forms will be included in the report. Photographs will be used to show major phases of construction.

I hereby certify that this report has been 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.



Kate Susan Bruss

Date 2/21/23 Registration # 49617

Larry

**Land Application Agreement  
For Receiving Manure on Cropland**

Participant: Tony Scheffler  
Address of Feedlot Facility: 14874 410<sup>th</sup> St  
City, State, Zip: Zumbrota MN 55992  
Signature: Tony Scheffler Date: 3-9-23

The undersigned manure recipient agrees to manage or allow manure to be managed accordingly for the duration of this agreement on 240 + 25 acres of his/her land located in the SW one quarter of 4 section in Minnesota Township of Goodhue County.

Please attach a map with fields identified.

The manure spreading agreement is good until: 15 years

Is the recipient also receiving manure from another producer? NO

If receiving manure from another producer, please list the number and types of livestock. \_\_\_\_\_

Name of manure recipient: Crossfox Farms LLC Larry Thomforde  
Address: 17468 Sugarloaf Pkwy  
City, State, Zip: Zumbrota, MN 55992  
Signature: Larry Thomforde Date: 03-09-2023



van

### Land Application Agreement For Receiving Manure on Cropland

Participant: Scheffler Dairy  
Address of Feedlot Facility: 14874 410th St  
City, State, Zip: Zumbrota mn 55992  
Signature: Anthony Schell Date: 3-8-23

The undersigned manure recipient agrees to manage or allow manure to be managed accordingly for the duration of this agreement on 120 acres of his/her land located in the NW one quarter of 10 section in Minneola Township of Goodhue County.

Please attach a map with fields identified.

The manure spreading agreement is good until: 15 years

Is the recipient also receiving manure from another producer? NO

If receiving manure from another producer, please list the number and types of livestock. \_\_\_\_\_

Name of manure recipient: Dan Scheffler (owner) Anthony Scheffler (renter)  
Address: 14874 410th St  
City, State, Zip: Zumbrota mn 55992  
Signature: Anthony Schell Date: 3-8-23

**Land Application Agreement  
For Receiving Manure on Cropland**

Participant: ~~Charlie~~ Tony Scheffler  
Address of Feedlot Facility: 14874 410<sup>th</sup> St  
City, State, Zip: Zumbrota Mn 55992  
Signature: Tony Scheffler Date: 3-13-23

The undersigned manure recipient agrees to manage or allow manure to be managed accordingly for the duration of this agreement on 152 acres of his/her land located in the West one quarter of 2 section in Minneola Township of Goodhue County.

Please attach a map with fields identified.

The manure spreading agreement is good until: 15 years

Is the recipient also receiving manure from another producer? NO

If receiving manure from another producer, please list the number and types of livestock. \_\_\_\_\_

Name of manure recipient: Charlie Dieke  
Address: 32580 Co 1 Blvd  
City, State, Zip: Red Wing MN 55066  
Signature: Charlie Dieke Date: 3-13-23

**Land Application Agreement  
For Receiving Manure on Cropland**

Participant: Tony Scheffler  
Address of Feedlot Facility: 14874 410<sup>th</sup> St  
City, State, Zip: Zumbrota MN 55992  
Signature: Tony Scheffler Date: 3-13-23

The undersigned manure recipient agrees to manage or allow manure to be managed accordingly for the duration of this agreement on 70 acres of his/her land located in the SW one quarter of 2 section in Mimeda Township of Goodhue County.

Please attach a map with fields identified.

The manure spreading agreement is good until: 15 years

Is the recipient also receiving manure from another producer? no

If receiving manure from another producer, please list the number and types of livestock. \_\_\_\_\_

Name of manure recipient: [Signature] DJ Buck  
Address: 37269 180<sup>th</sup> Ave  
City, State, Zip: Goodhue MN 55027  
Signature: [Signature] Date: 3-13-23



### Land Application Agreement For Receiving Manure on Cropland

Participant: Anthony Scheffler  
Address of Feedlot Facility: 14874 410th St  
City, State, Zip: Zumbrota Mn 55992  
Signature: Anthony Scheffler Date: 3-8-23

The undersigned manure recipient agrees to manage or allow manure to be managed accordingly for the duration of this agreement on 240 acres of his/her land located in the SE / SW one quarter of 4 / 3 section in Mineda Township of Goodhue County.

Please attach a map with fields identified.

The manure spreading agreement is good until: 10 years

Is the recipient also receiving manure from another producer? Yes

If receiving manure from another producer, please list the number and types of livestock. Cow/calf 40 pair

Name of manure recipient: Boyan Schaffer  
Address: 40699 Co 7 Bldg 1  
City, State, Zip: Zumbrota MN 55992  
Signature: Boyan Schaffer Date: 3-8-23

Doug

**Land Application Agreement  
For Receiving Manure on Cropland**

Participant: Tony Scheffler  
Address of Feedlot Facility: 14874 410<sup>th</sup> St  
City, State, Zip: Zumbrota, MN 55992  
Signature: Tony Scheffler Date: 3-13-23

The undersigned manure recipient agrees to manage or allow manure to be managed accordingly for the duration of this agreement on 25/80 acres of his/her land located in the SW/NW one quarter of 5 section in Minneola Township of Goodhue County.

Please attach a map with fields identified.

The manure spreading agreement is good until: 15 years

Is the recipient also receiving manure from another producer? NO

If receiving manure from another producer, please list the number and types of livestock. \_\_\_\_\_

Name of manure recipient: Douglas O Sommer  
Address: 40987 Co Rd 50 Blvd  
City, State, Zip: Zumbrota MN 55992  
Signature: Douglas O. Sommer Date: 3-13-23

### Land Application Agreement For Receiving Manure on Cropland

Participant: Tony Scheffler  
 Address of Feedlot Facility: 14874 410<sup>th</sup> St  
 City, State, Zip: Zumbrota MN 55992  
 Signature: Tony Scheffler Date: 3-8-23

The undersigned manure recipient agrees to manage or allow manure to be managed accordingly for the duration of this agreement on 50 acres of his/her land located in the SW one quarter of 32 section in Belle Creek Township of Goodhue County.

Please attach a map with fields identified.

The manure spreading agreement is good until: 15 years

Is the recipient also receiving manure from another producer? \_\_\_\_\_

If receiving manure from another producer, please list the number and types of livestock. \_\_\_\_\_

Name of manure recipient: Dave Borais Owner Ryan Scheffler Recv  
 Address: 13055 400<sup>th</sup> St  
 City, State, Zip: Goodhue MN 55027  
 Signature: Ryan Scheffler (Partner) Date: 3-8-23



**Land Application Agreement  
For Receiving Manure on Cropland**

Participant: Tony Scheffler  
 Address of Feedlot Facility: 14874 410<sup>th</sup> St  
 City, State, Zip: Zumbrota mn 55992  
 Signature: Tony Scheffler Date: 3-8-23

The undersigned manure recipient agrees to manage or allow manure to be managed accordingly for the duration of this agreement on 120 acres of his/her land located in the West one quarter of 5 section in Minneola Township of Goodhue County.

Please attach a map with fields identified.

The manure spreading agreement is good until: 15 years

Is the recipient also receiving manure from another producer? NO

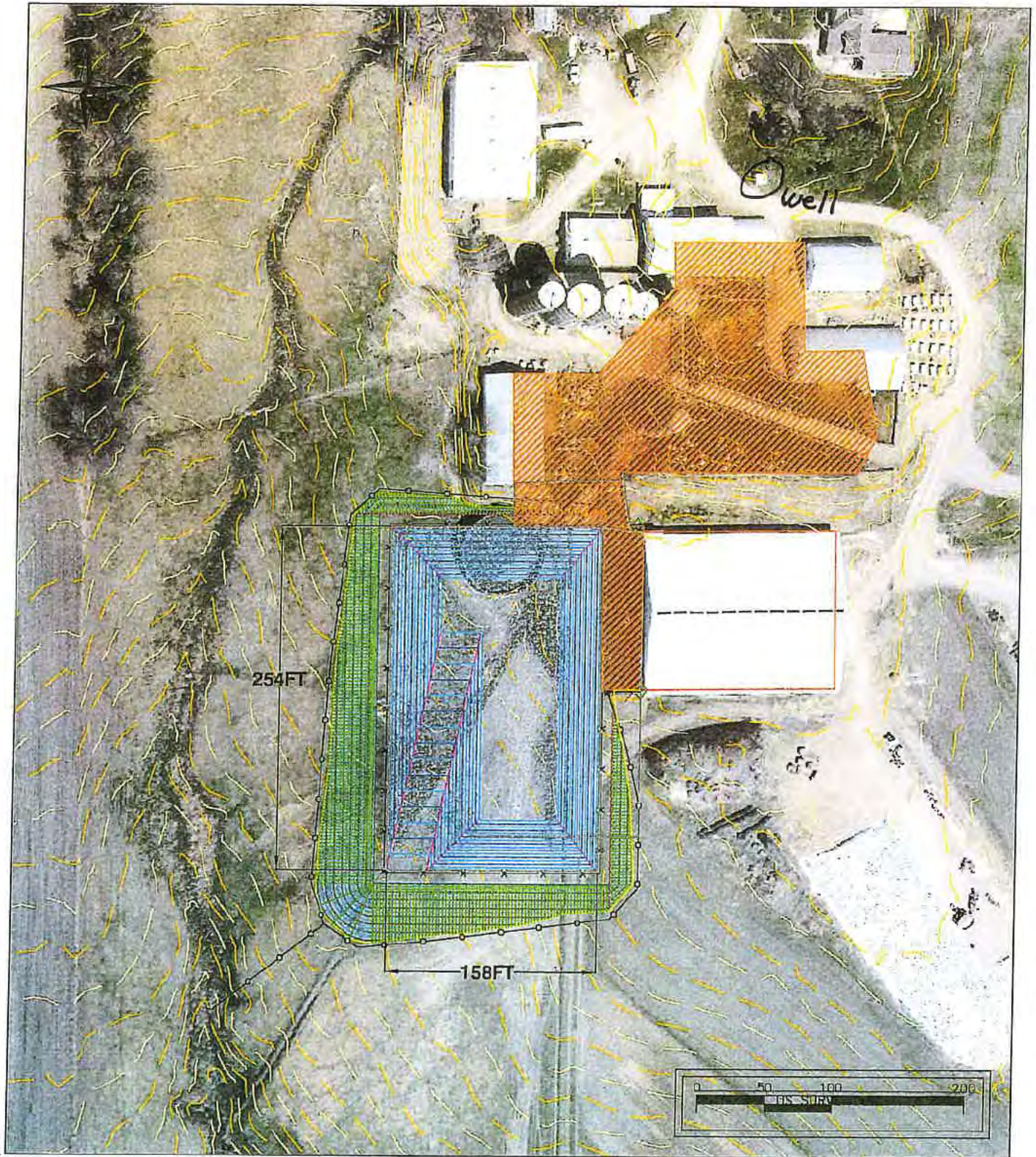
If receiving manure from another producer, please list the number and types of livestock. \_\_\_\_\_

Name of manure recipient: Non Kylla owner Roger Scheffler Renter  
 Address: 13464 400<sup>th</sup> St  
 City, State, Zip: Goodhue mn 55027  
 Signature: Roger Scheffler (Renter) Date: 3-8-23



SITE PLAN

278' well to pit



Landowner: Tony Scheffler Project ID: 2208

Location: The NE  $\frac{1}{4}$  of section 9 Minneola Township Goodhue County MN

Practice: Ag Waste Storage, Concrete Lined Floor and Sloped Sides with Access Ramp

Total Volume: 2.7 million gallons (15ft deep with 1ft freeboard)

Storage Term: 12 months waste and runoff from 0.9 acres

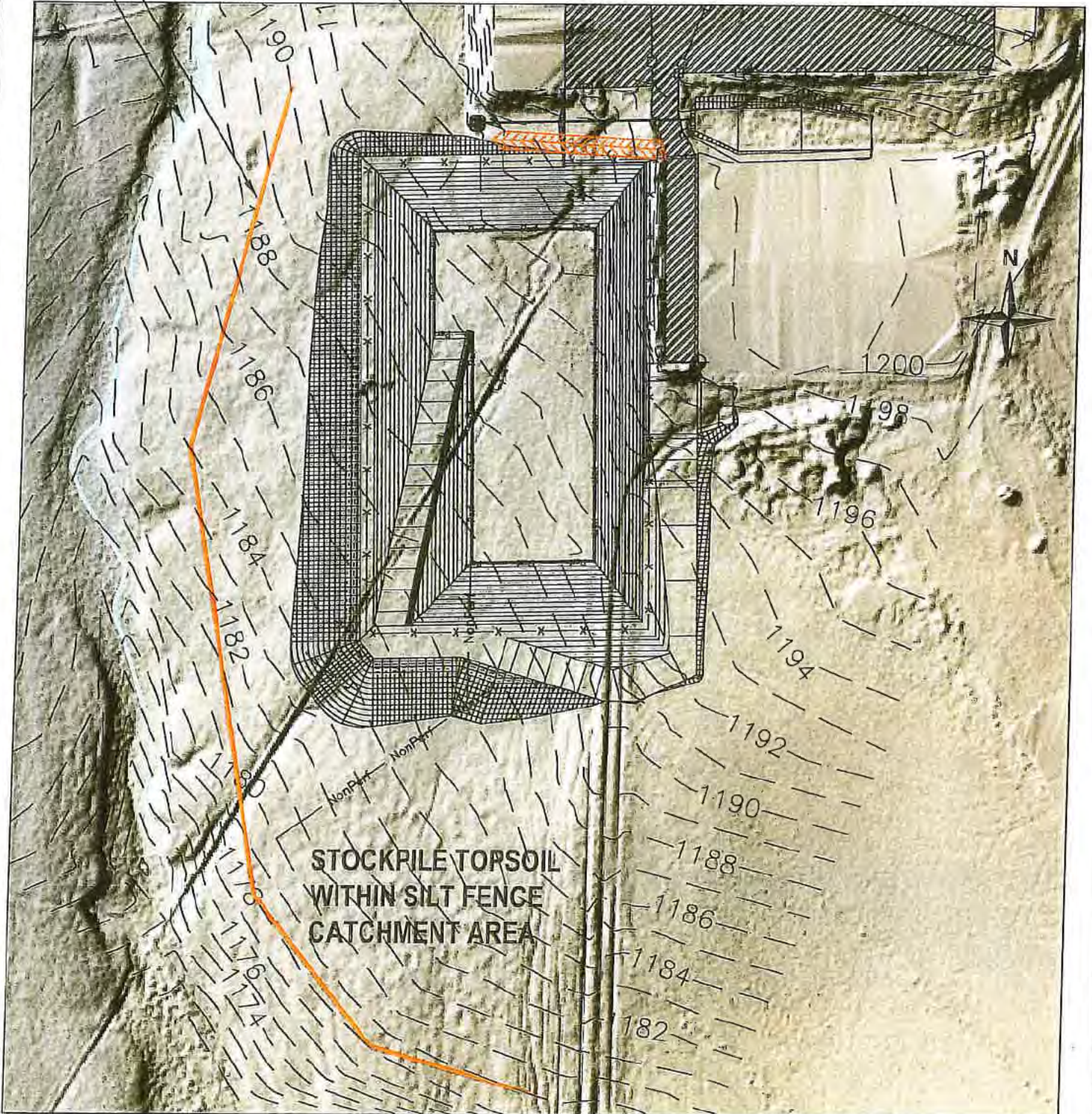


# Pollution Protection Plan

— APPROXIMATE WETLAND BOUNDARY

— 670 LNFT SILT FENCE IN PLACE PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES AND MAINTAINED UNTIL PERENNIAL VEGETATION IS ESTABLISHED AT A MINIMUM OF 70% COVER. SEE MN SPECS 5 AND 6

— SHAPE 1FT TALL TEMPORARY EARTHEN BERM TO DIVERT STORMWATER RUNOFF AWAY FROM MANURE STORAGE FACILITY AS MUCH AS POSSIBLE DURING CONSTRUCTION

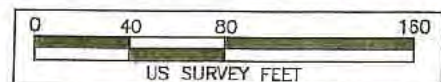


Landowner: Tony Scheffler

Project ID: 2208

Location: The NE  $\frac{1}{4}$  of section 9 Minneola Township Goodhue County MN

Practice: Ag Waste Storage





# MAP 01: PROPERTY OVERVIEW



## PLANNING COMMISSION

PAC Meeting  
April 17, 2023

Anthony Scheffler (Owner)

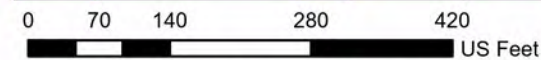
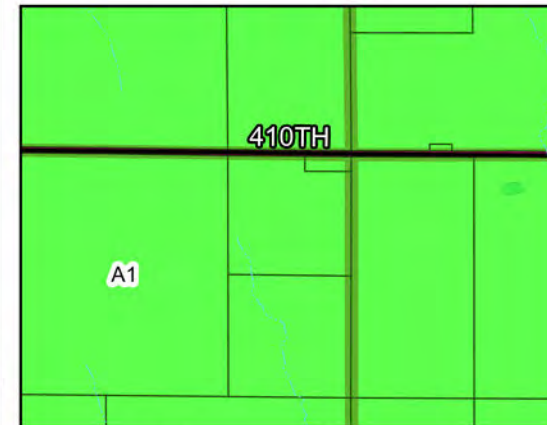
A1 Zoned District

Part of the NE 1/4 of the NE 1/4  
of Section 9 TWP 110 Range 16  
in Minneola Township

Request for CUP to establish a liquid  
manure storage basin  
exceeding 500,000 gallons.

### Legend

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



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**PLANNING COMMISSION**

PAC Meeting  
April 17, 2023

















Anthony Scheffler (Owner)

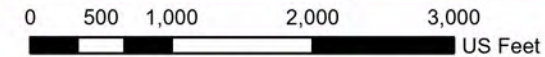
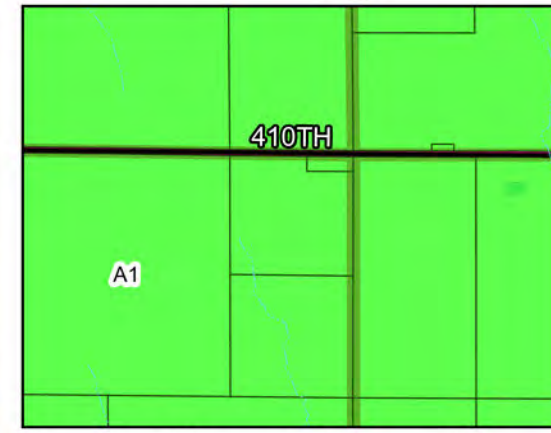
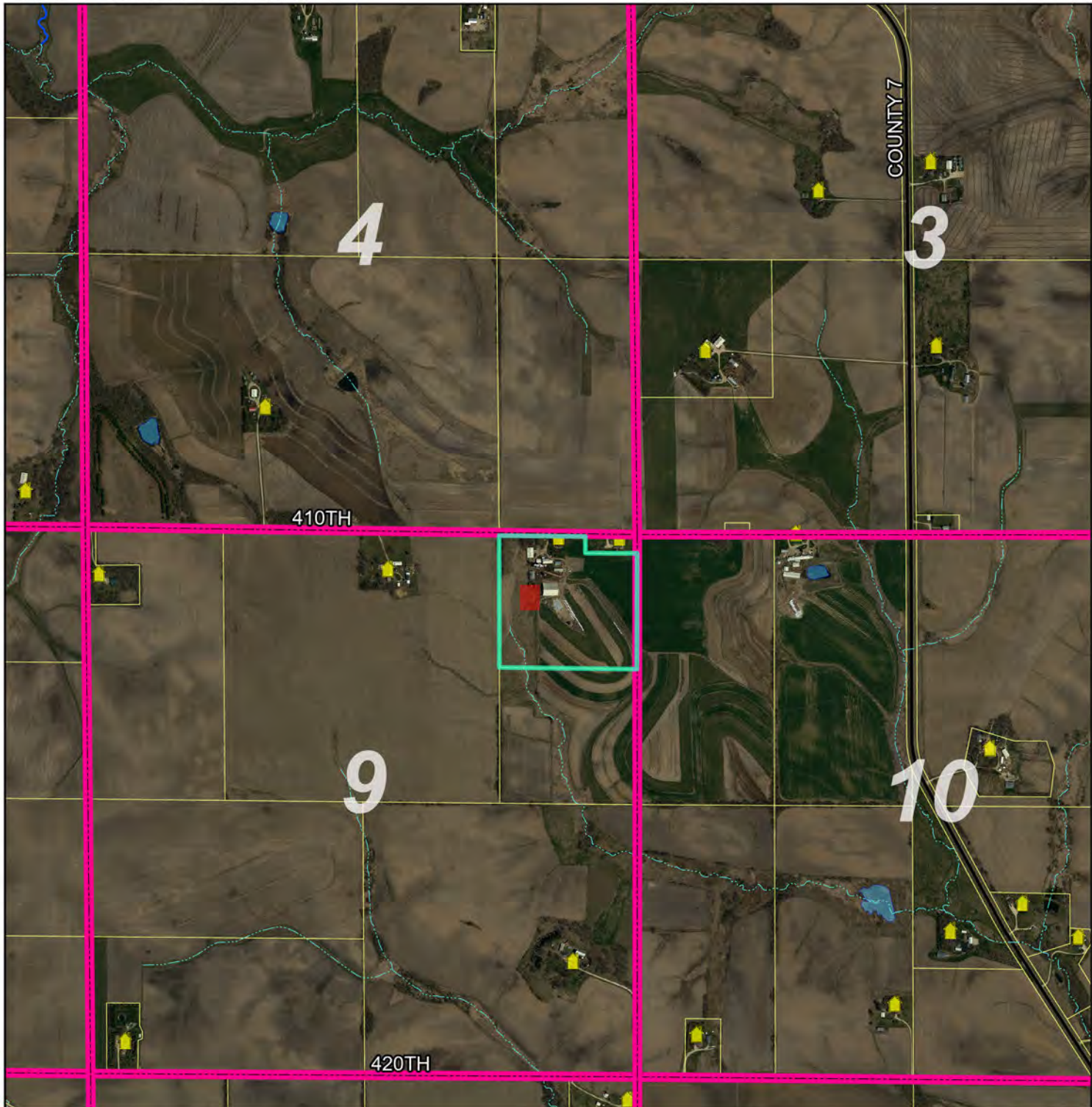
A1 Zoned District

Part of the NE 1/4 of the NE 1/4  
of Section 9 TWP 110 Range 16  
in Minneola Township

Request for CUP to establish a liquid  
manure storage basin  
exceeding 500,000 gallons.

**Legend**

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



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# MAP 03: ELEVATIONS



## PLANNING COMMISSION

PAC Meeting  
April 17, 2023

Anthony Scheffler (Owner)

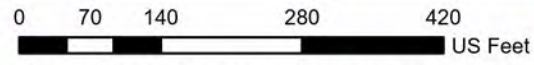
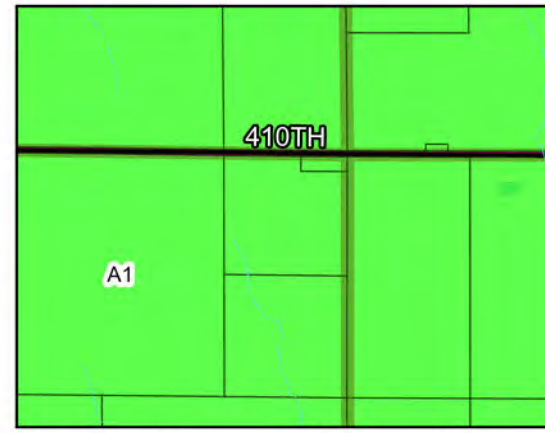
A1 Zoned District

Part of the NE 1/4 of the NE 1/4  
of Section 9 TWP 110 Range 16  
in Minneola Township

Request for CUP to establish a liquid  
manure storage basin  
exceeding 500,000 gallons.

### Legend

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



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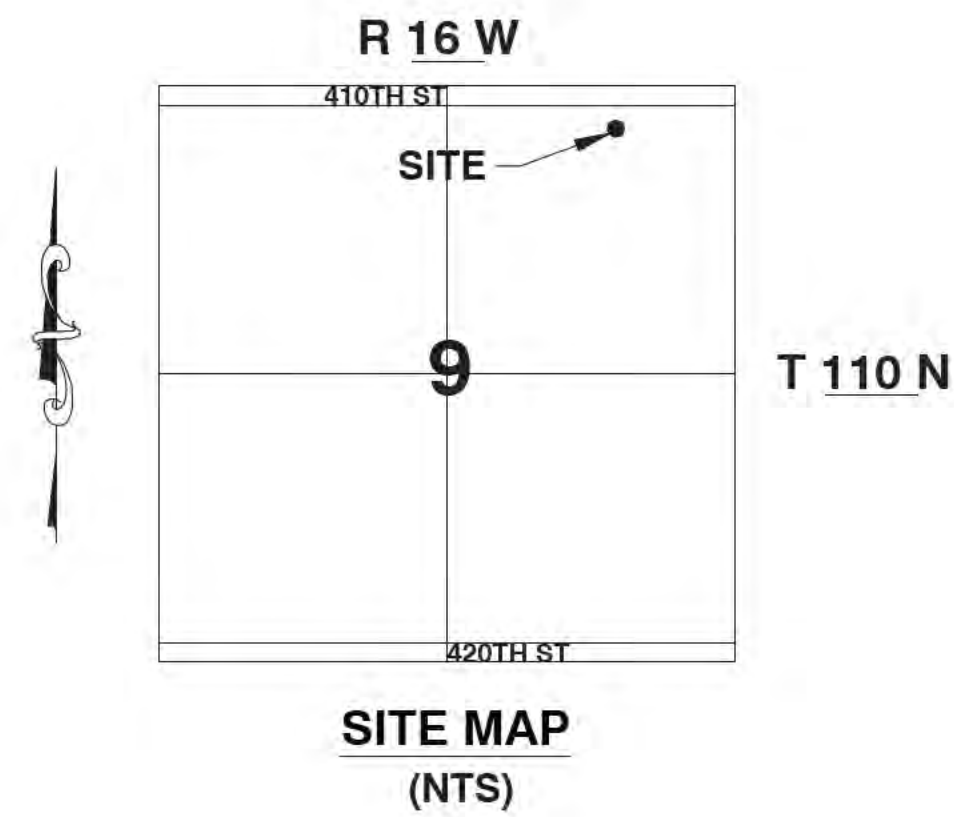
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Map Created March, 2023 by LUM





**DETAIL PLANS FOR  
SCHEFFLER DAIRY  
AG WASTE STORAGE FACILITY  
GOODHUE COUNTY, MINNESOTA**

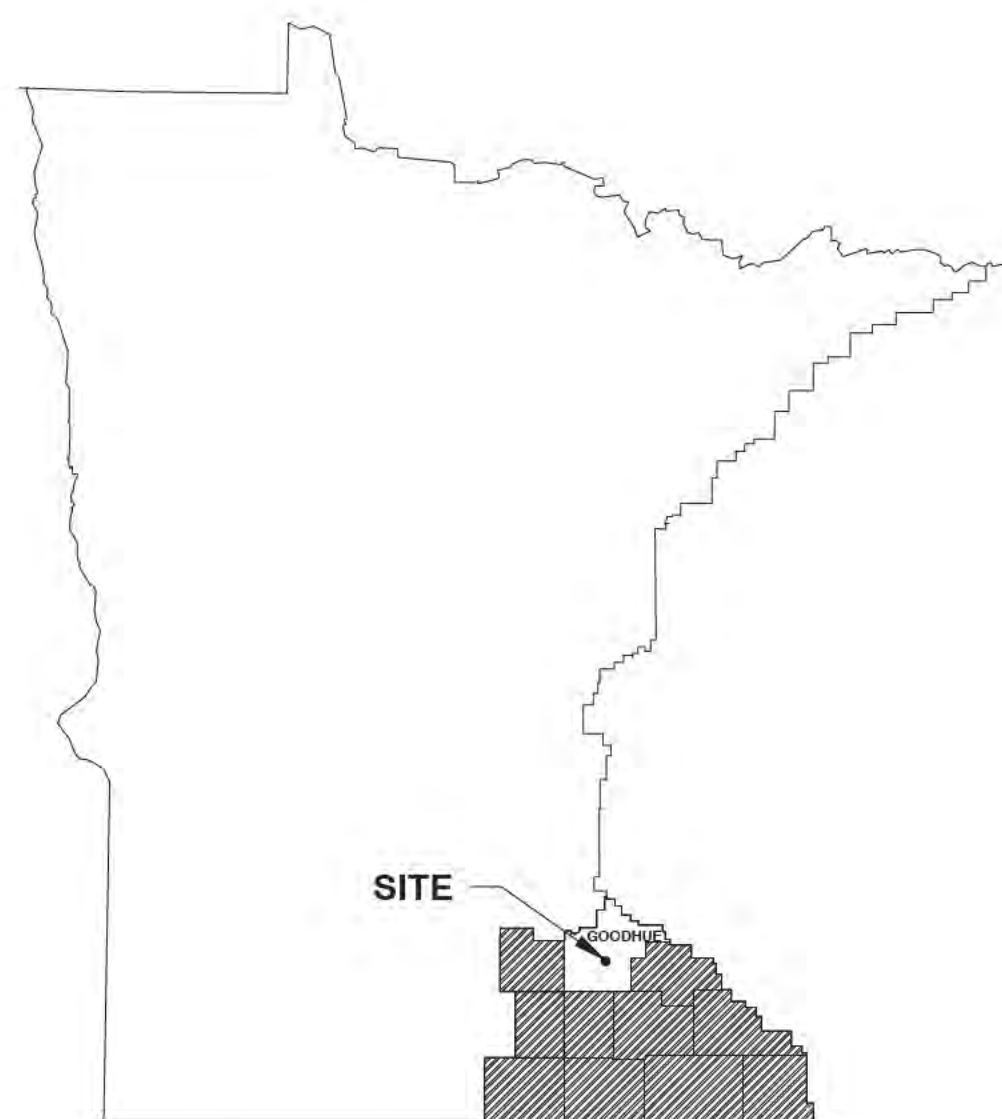
**SUMMARY OF ESTIMATED QUANTITIES**



**INDEX OF DRAWINGS**

SHEET NO.	TITLE
1	COVER SHEET
2	PLAN VIEW
3	CROSS SECTIONS
4	DETAILS

ITEM#	DESCRIPTION	QUANTITY	UNIT
1	Concrete (1ft wall and footing)	3.0	cy
2	Concrete (2ft wall and footing)	22.8	cy
3	Concrete (5" pushoff slab)	75.8	cy
4	Concrete (pit liner)	740.2	cy
5	Steel #4 Gr 60 (1ft wall)	249.0	lnft
6	Steel #4 Gr 60 (2ft wall)	1,152.0	lnft
7	Steel #5 Gr 60 (2ft wall)	1,100.0	lnft
8	Steel #4 Gr 60 (pushoff slab)	6,857.0	lnft
9	Steel #4 Gr 60 (pit liner)	62,542.0	lnft
10	Steel #5 Gr 60 18" Dowels (joints)	1,621.0	ea
11	9" Long #5 Dowel Sleeve (joints)	1,621.0	ea
12	Nonhydrophilic Waterstop	1,595.0	lnft
13	Concrete Curing Compound	271.3	gal
14	Sand/Gravel Bedding (pit floor/ramp)	319.9	cy
15	Sand/Gravel Bedding (pushoff)	58.8	cy
16	Common Excavation	8,309.4	cy
17	Common Fill	5,304.8	cy
18	4" Perforated HDPE Tile w/Sock	560.0	lnft
19	4" HDPE Dual Wall with Rodent Guard at Outlet	210.0	lnft
20	Pearock or Packed Sand Tile Trench Bedding	48.6	cy
21	4" Sch40PVC Connect to Milkhouse Waste Line	60.0	lnft
22	Pushoff Area Guard Rail	115.0	lnft
23	Safety Fence	792.0	lnft
24	Hazard Signs	8.0	ea
25	8" SDR26 Clean Water Diversion	123.0	lnft
26	Slotted Intake Riser, Rodent Guard, Scour Pool	1.0	job
27	Demo Existing Manure Storage Tank	1.0	job
28	Seeding Area	1.5	ac



MINNESOTA SPECIFICATIONS FOR CONSERVATION PRACTICES APPLY FOR ALL MATERIALS AND CONSTRUCTION WORK. THESE SPECIFICATIONS ARE PART OF THIS PLAN.

Minnesota Construction and Material Specifications applicable to this job are as follows:

<u>MN-3</u>	<u>MN-5</u>	<u>MN-6</u>	<u>MN-21</u>	<u>MN-23</u>	<u>MN-24</u>	<u>MN-25</u>	<u>MN-26</u>	<u>MN-27</u>	<u>MN-31</u>
<u>MN-34</u>	<u>MN-44</u>	<u>MN-45</u>	<u>MN-46</u>	<u>MN-51</u>	<u>MN-521</u>	<u>MN-522</u>	<u>MN-531</u>	<u>MN-532</u>	<u>MN-533</u>
<u>MN-534</u>	<u>MN-536</u>	<u>MN-537</u>	<u>MN-539</u>	<u>MN-547</u>	<u>MN-548</u>	<u>MN-581</u>	<u>MN-582</u>	<u>MN-585</u>	<u>MN-591</u>

Before start of construction, the owner(s) of any utilities involved must be notified. The excavator is responsible for giving notice by calling "gopher state one-call" at (612)-454-0002 (Twin Cities metro area) or (800)-252-1166 (all other locations) at least 48 hours prior to any excavation.

JPB staff must be notified at least 48 hours prior to any construction. A pre-construction meeting is required. This should include all contractors, the landowner, County Feedlot Officer and a JPB representative.

Changes in the drawings or specifications must be authorized by the owner and the engineer or SWCD representative with the proper approval authority.

NOTE: Wire mesh and reinforcing steel embedded in concrete placed as part of this construction drawing must be bonded and grounded in accordance with the national electric code. all bonding and grounding must be approved by a state electrical inspector prior to concrete placement.

**CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL:** Conservation projects with more than one acre of non-cropland soil disturbance are operating under an exception to National Pollution Discharge Elimination System (NPDES) permitting requirements. The following provisions must be implemented to minimize erosion and potential sediment damage on those projects. For all other conservation practices, these provisions should always be implemented where possible.

- 1.) Locate topsoil or other temporary stockpiles in a location where they will not be subject to erosion from concentrated flow.
- 2.) If permanent vegetation is disturbed, limit the area of disturbance to the minimum required for the project.
- 3.) Seed areas where permanent vegetation is planned according to the critical area planting or seeding specifications for the project. Seeding must be done within the following time frames after final grading unless work is completed after the fall seeding cutoff date:  
Slopes 3:1 or steeper - 7 days, Slopes 10:1 to 3:1 - 14 days, Slopes 10:1 or flatter - 21 days
- 4.) If a grassed waterway will be completed after the fall seeding cutoff date, do not leave a loosened soil surface over the winter. Track the finished grade to lightly compact the soil surface for additional erosion protection over winter. Consider mulching for steep or erodible soils.

Projects operating under the NPDES permit exception may be required to obtain a permit if the provisions above are not met. Sediment discharges from any construction project that may impact water quality may result in enforcement action under state water quality rules.

\_\_\_\_\_  
Contractor                      Date


**COOPERATOR APPROVAL:** I have reviewed and understand the plans and specifications and agree to complete the work accordingly. Failure to meet these plans and specifications may jeopardize any cost share applied for. I understand that it is my responsibility to locate and protect all utilities within the work area, to secure all necessary permits and licenses, and to complete the work in accordance with all local, state and federal laws. Modification of these plans or specifications must be approved by the Engineer or representative with proper job approval by the Engineer or representative with proper job approval authority before installation. I assume responsibility for negotiations and agreements with the contractor(s).

\_\_\_\_\_  
Name                      Date



PREPARED BY:  
**SE SWCD TECHNICAL SUPPORT JPB**  
TECHNICAL SERVICE AREA #7  
104 E 3RD AVE, PO BOX 335, GOODHUE, MN 55027  
(651)923-5286 EXT. 3

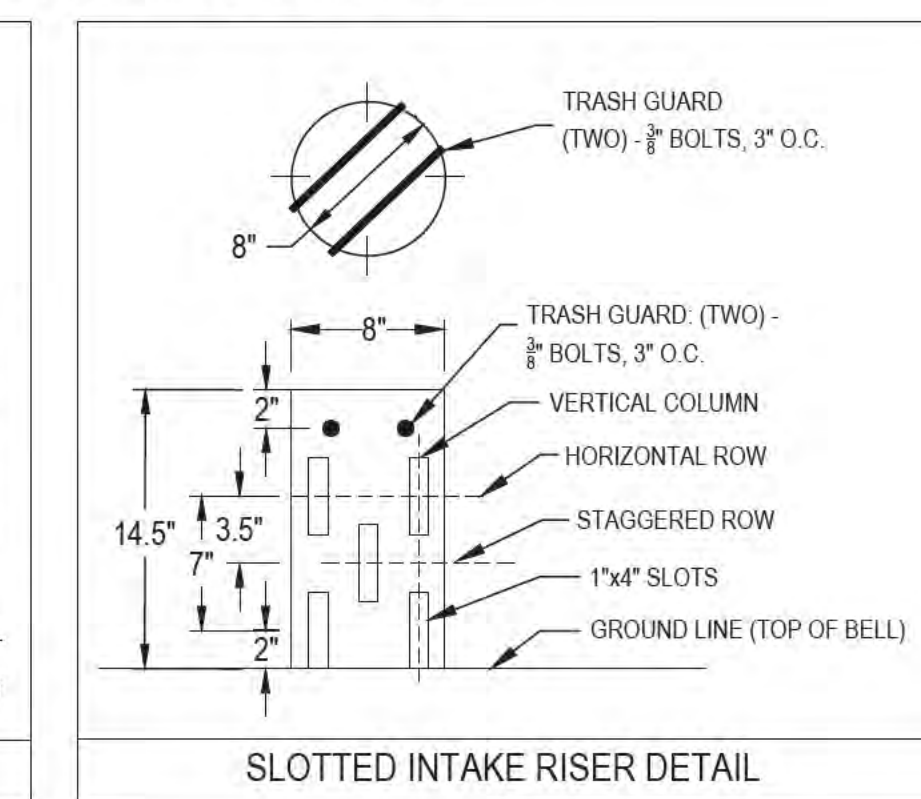
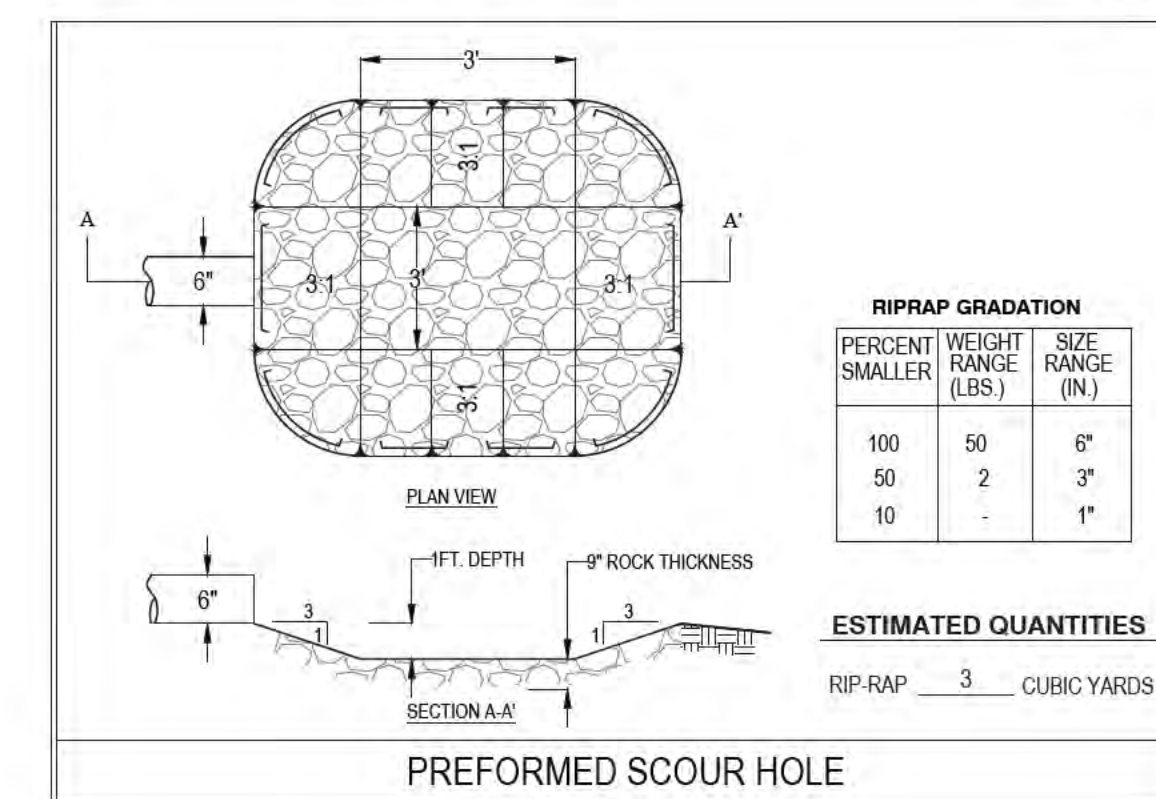
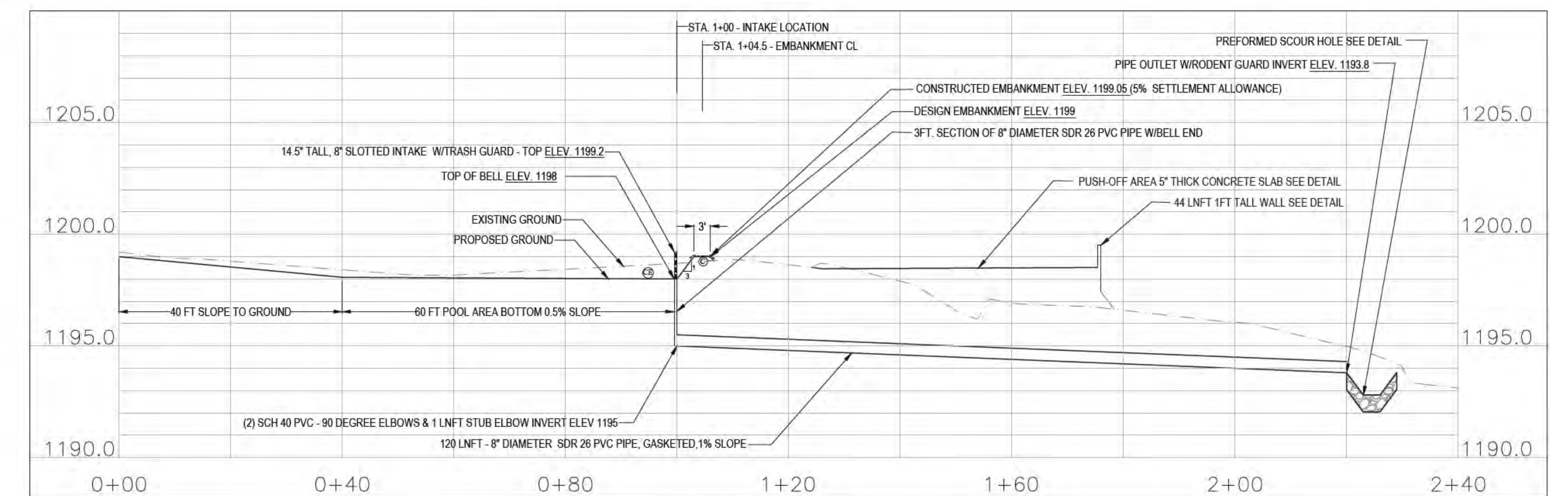
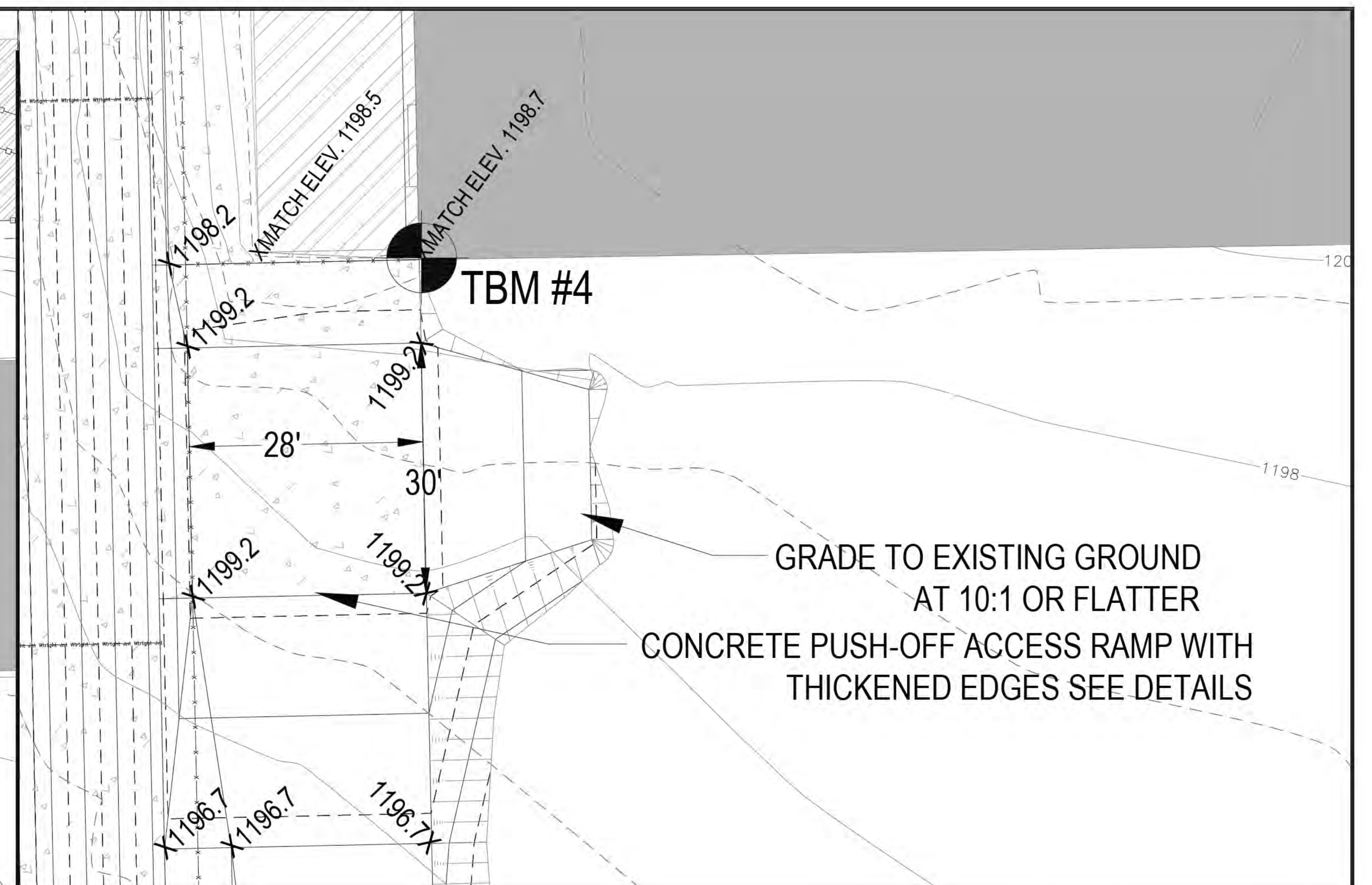
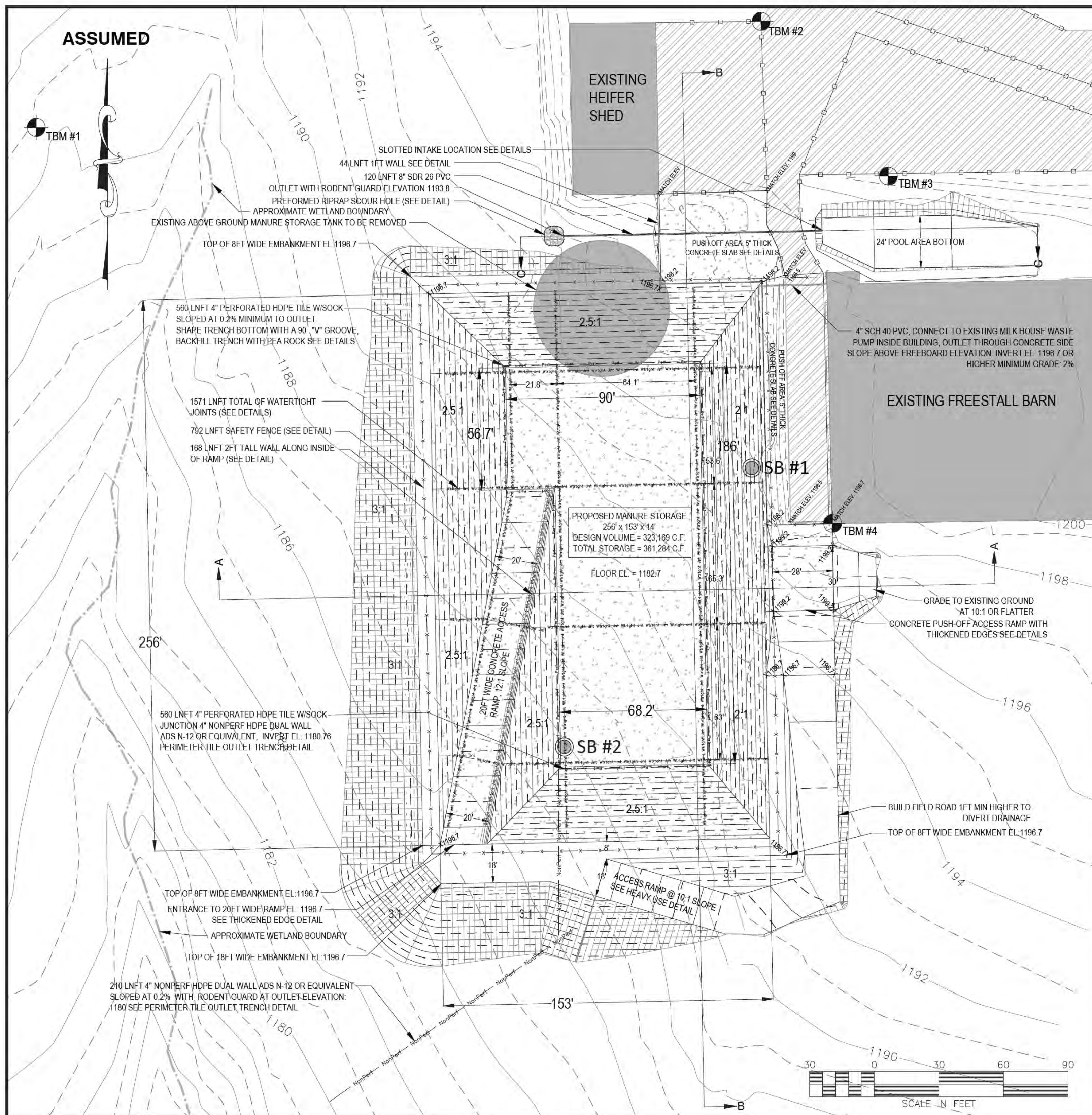
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:  TYPED NAME: KATE BRUSS, PE  
DATE: 2/21/23                      LICENSE NO. 49617

	BY:	DATE:	
DESIGNED:	ksb	5/22	REVISION DESCRIPTION:
DRAWN:	ksb	12/22	
CHECKED:	----	----	
REVISIED:	----	----	
	----	----	

<b>SCHEFFLER DAIRY AG WASTE STORAGE FACILITY</b>		
GOODHUE COUNTY SOIL & WATER CONSERVATION DISTRICT GOODHUE COUNTY, MINNESOTA		
PROJECT ID: 2208	COVER	SHEET 1 OF 4





LEGEND		TEMPORARY BENCHMARK DESCRIPTIONS:	
	1 FT CONTOURS		APPROXIMATE WETLAND BOUNDARY
	TEMPORARY BENCHMARK		EXISTING FENCE
	SOIL BORING LOCATION		PROPOSED SAFETY FENCE
	CONCRETE, EXISTING		PERF DRAINTILE
	CONCRETE, PROPOSED		NONPERF TILE
			WATERSTOP COLD JOINTS

**PREPARED BY:**  
**SE SWCD TECHNICAL SUPPORT JPB**  
 TECHNICAL SERVICE AREA #7  
 104 E 3RD AVE, PO BOX 335, GOODHUE, MN 55027  
 (651)923-5286 EXT. 3

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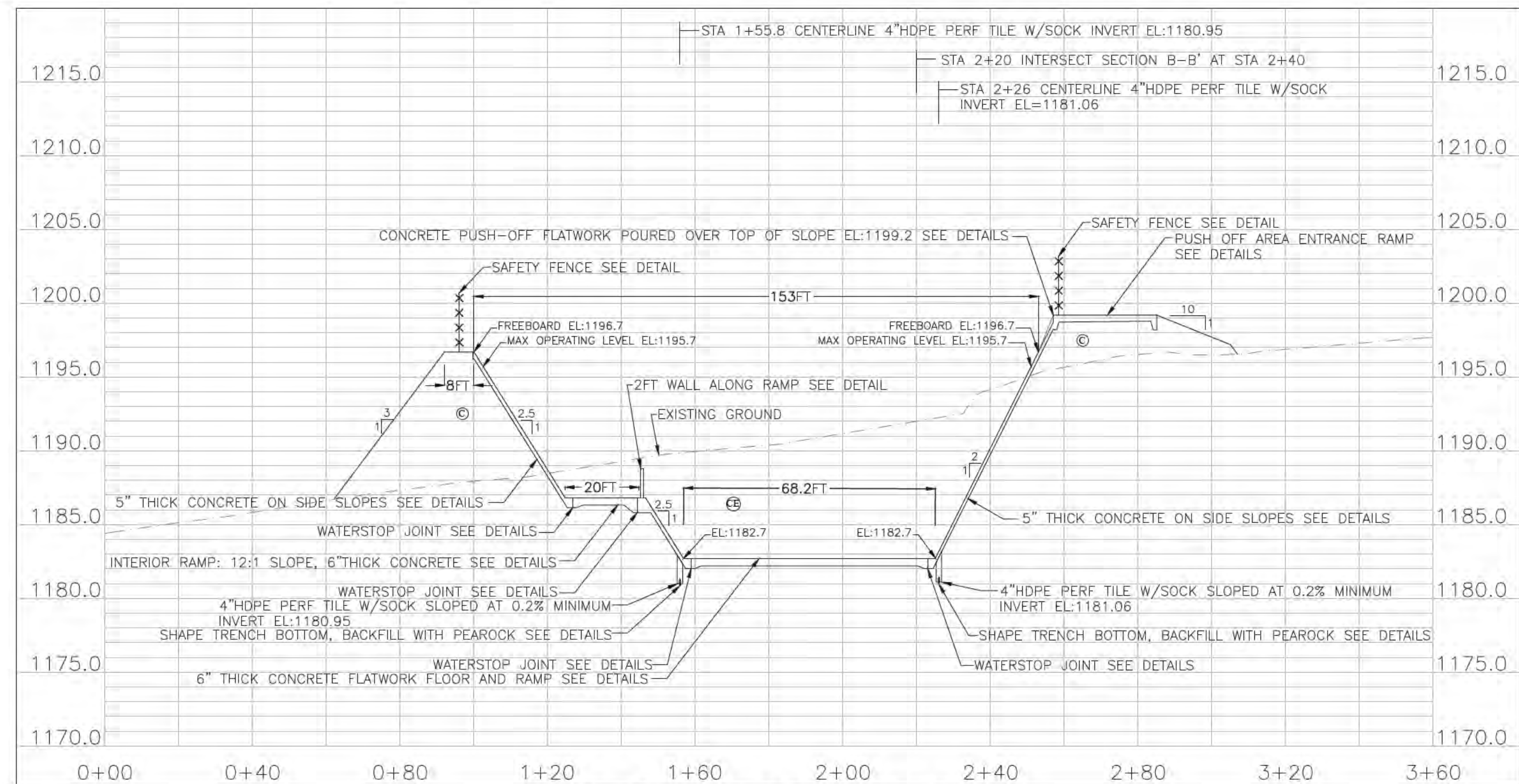
BY:	DATE:	REVISION DESCRIPTION:
ksb	5/22	
<b>DESIGNED:</b>	ksb	12/22
<b>DRAWN:</b>	----	----
<b>CHECKED:</b>	----	----
<b>REVISED:</b>	----	----

**SCHEFFLER DAIRY**  
**AG WASTE STORAGE FACILITY**

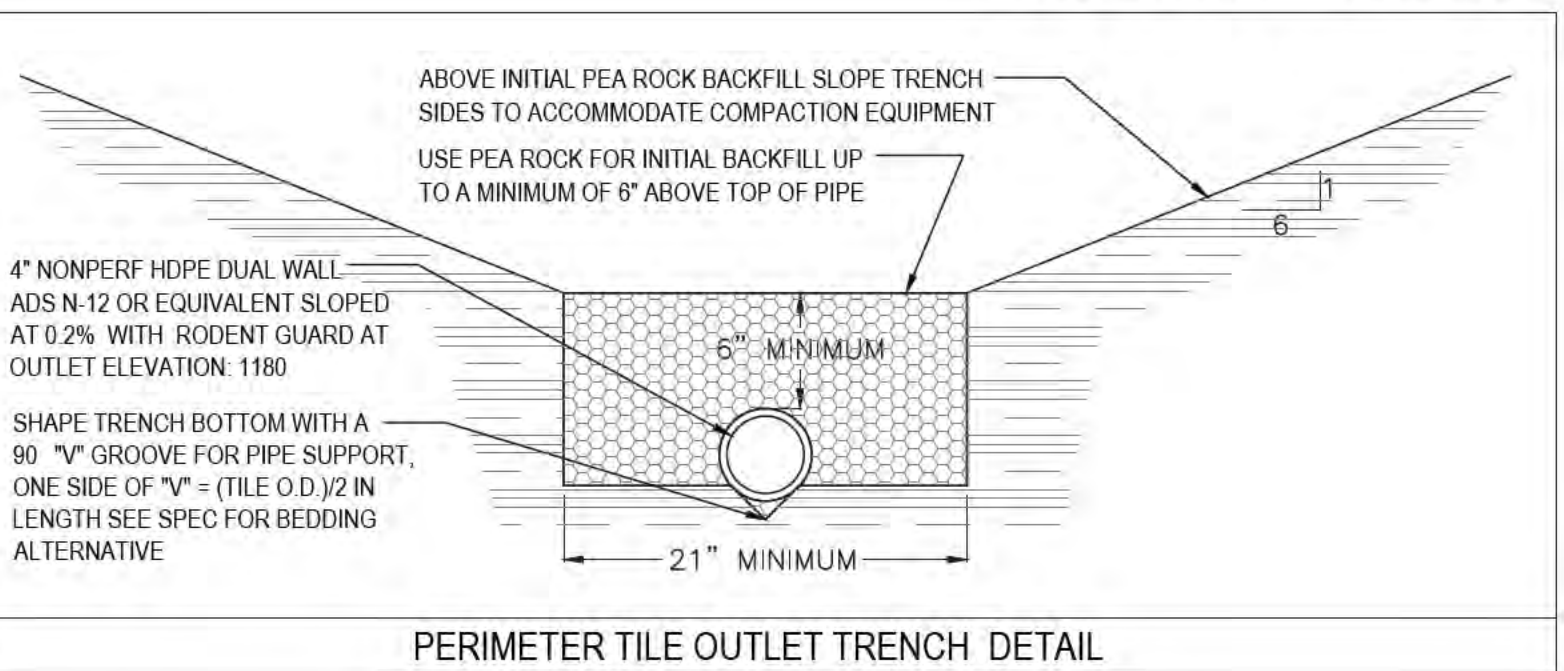
GOODHUE COUNTY SOIL & WATER CONSERVATION DISTRICT  
 GOODHUE COUNTY, MINNESOTA

PROJECT ID: 2208	PLAN VIEW	SHEET 2 OF 4
------------------	-----------	--------------

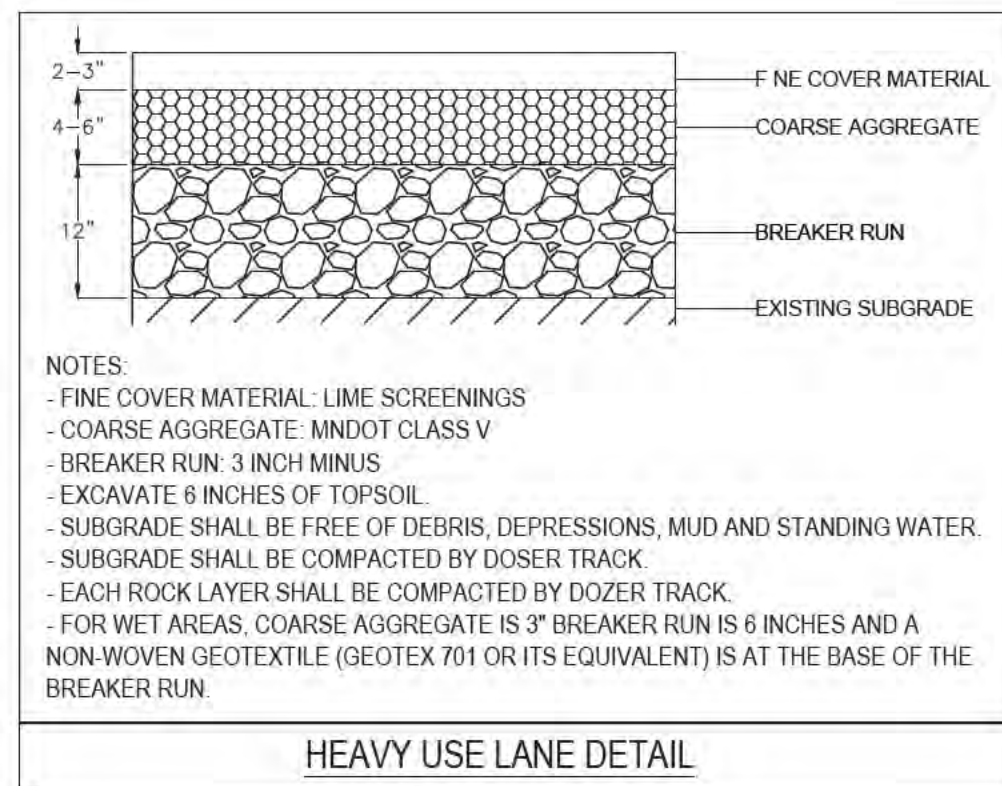




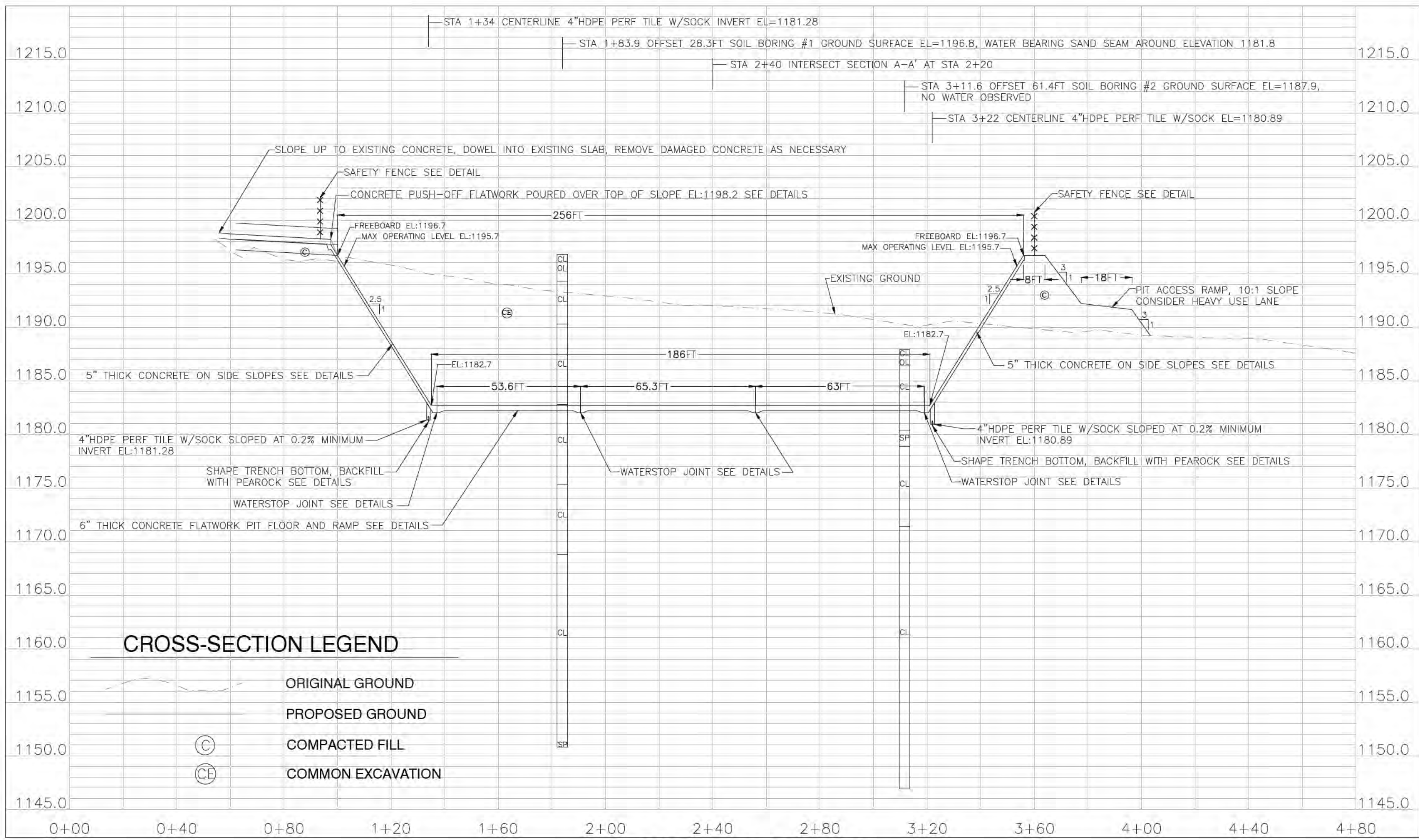
CROSS SECTION A-A'



PERIMETER TILE OUTLET TRENCH DETAIL



HEAVY USE LANE DETAIL

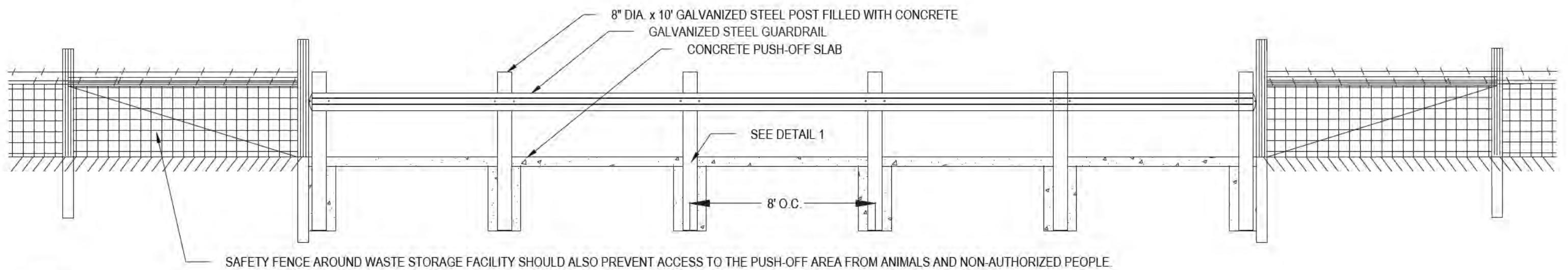


CROSS SECTION B-B'

CROSS-SECTION LEGEND

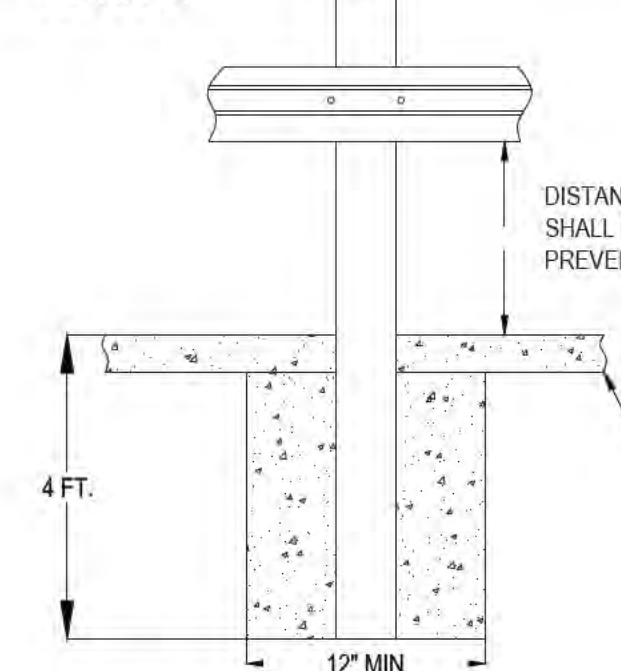
- ORIGINAL GROUND
- PROPOSED GROUND
- ⊙ COMPACTED FILL
- ⊙ COMMON EXCAVATION

SUGGESTED GUARDRAIL SAFETY FENCE FOR PUSHOFF

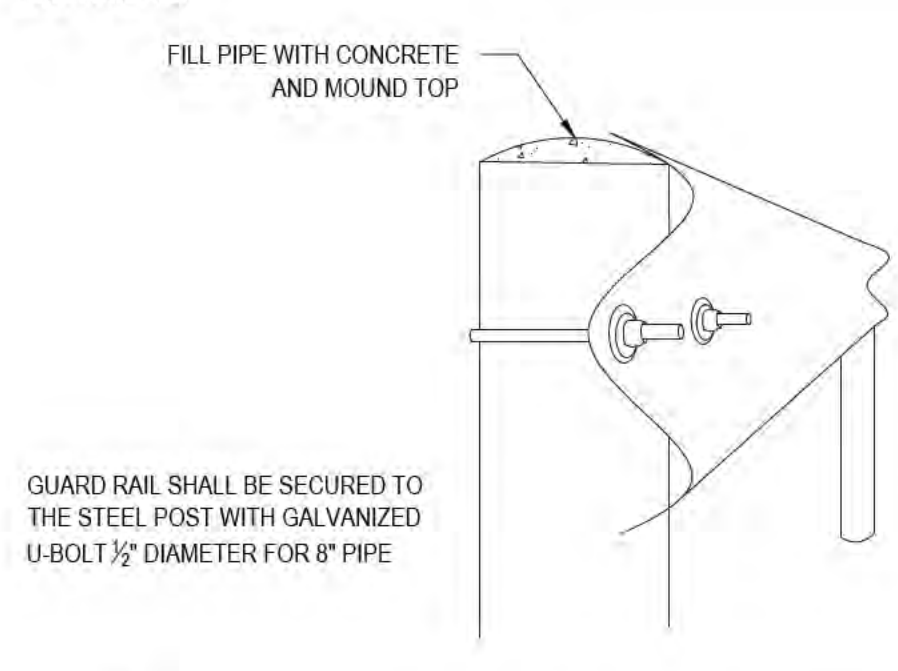


- NOTES:
- SAFETY STOP IS A VISUAL STOP ONLY. IT IS NOT DESIGNED FOR REPEATED IMPACT.
  - PAINT THE SAFETY GUARD A HIGHLY VISIBLE COLOR.
  - THE SAFETY GUARD IS INTENDED AS A VISUAL WARNING TO ALERT THE MACHINERY OPERATOR OF THE PROXIMITY OF THE WASTE STORAGE FACILITY EDGE. IT IS NOT DESIGNED AS A PHYSICAL BARRIER TO PREVENT ACCIDENTAL ENTRY.

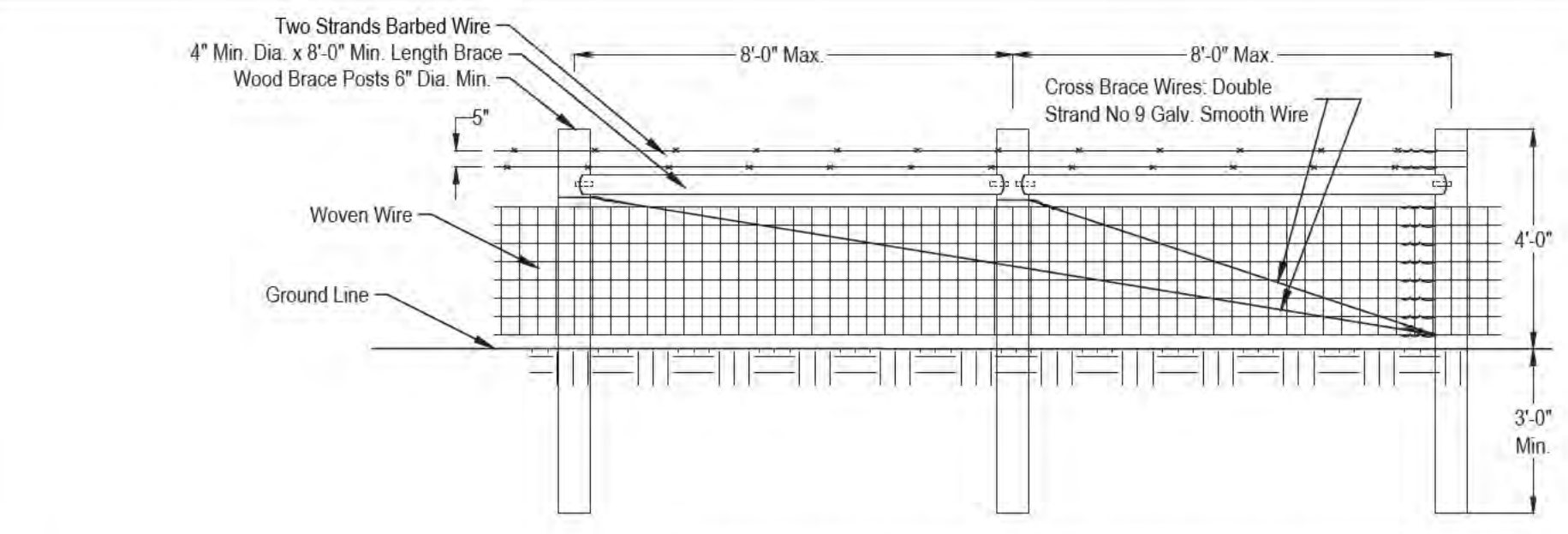
DETAIL #1



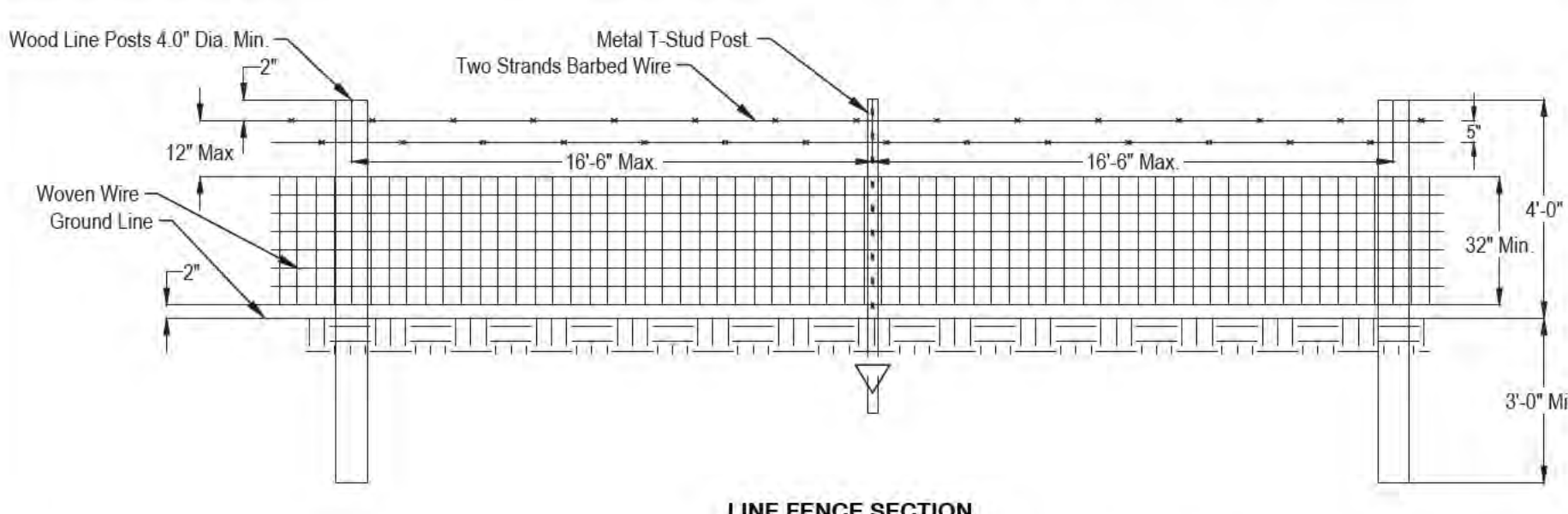
DETAIL #2



THIS IS ONLY AN EXAMPLE OF THE TYPE OF SIGN THAT MUST BE POSTED AROUND THE FACILITY. OTHER COMMERCIALY AVAILABLE SIGNS MAY BE USED.



END PANEL, CORNER, GATE, AND DIRECTION CHANGE ASSEMBLY



LINE FENCE SECTION

WOVEN WIRE MESH SAFETY FENCE

MATERIALS NOTES

1. All materials shall be sound, new, and free of decay and rust.
2. Treated posts shall be commercially available pressure treated.
3. Steel line posts shall be 'Tee' type with suitable appurtenances for fastening line wires and shall have an attached anchor plate. Steel posts will be painted or galvanized and have a minimum weight of 1.25 pounds per foot exclusive of anchor plate.
4. Barbed wire shall be two twisted strands of 12 1/2 gauge or heavier wire with 14 gauge or heavier two point barbs on approximately 5 inch centers. Zinc coating is required.
5. Woven wire shall be at least 32 inches high with 11 gauge r heavier top and bottom wires. Line and stay wires shall be 12 1/2 gauge or heavier. Zinc coating is required.
6. Woven wire opening dimensions shall not exceed 4" horizontally or vertically.

CONSTRUCTION NOTES

1. Corner, end, brace, and pull posts shall be located and set first.
2. Wood posts shall be set in holes and backfilled with earth except where otherwise specified. Wood posts may be driven when approved by the engineer. Steel posts shall be driven unless otherwise specified.
3. Holes for installing fence posts shall be at least 6 inches larger than the diameter or side dimensions of the posts.
4. Earth backfill around posts shall be thoroughly tamped in layers not thicker than 4 inches and shall completely fill the posthole up to the ground surface.
5. Concrete backfill around posts shall be rodded into place in layers not thicker than 12 inches and shall completely fill the posthole to the surface of the ground. Backfill, either earth or concrete, shall be crowned up around posts at the ground surface. No stress shall be applied to posts set in concrete for a period of not less than 24 hours following the development of a firm set of the concrete.
6. Steel posts shall be used at least every 100 feet for grounding purposes. Steel posts may be used in line construction. Length of steel posts shall be 5.5 feet set to a depth of 1.5 feet or at least one inch over the anchor plate, which ever is greater.
7. Location and type of gates are to be determined by owner.
8. Horizontal brace should be placed approximately 3 feet above ground.
9. Staple no. 9 cross-brace, and fence wires to gate, brace and corner posts at quarter points of posts.
10. Install 2 strands of barbed wire above the woven wire on 5 inch spacings.



PREPARED BY:  
**SE SWCD TECHNICAL SUPPORT JPB**  
 TECHNICAL SERVICE AREA #7  
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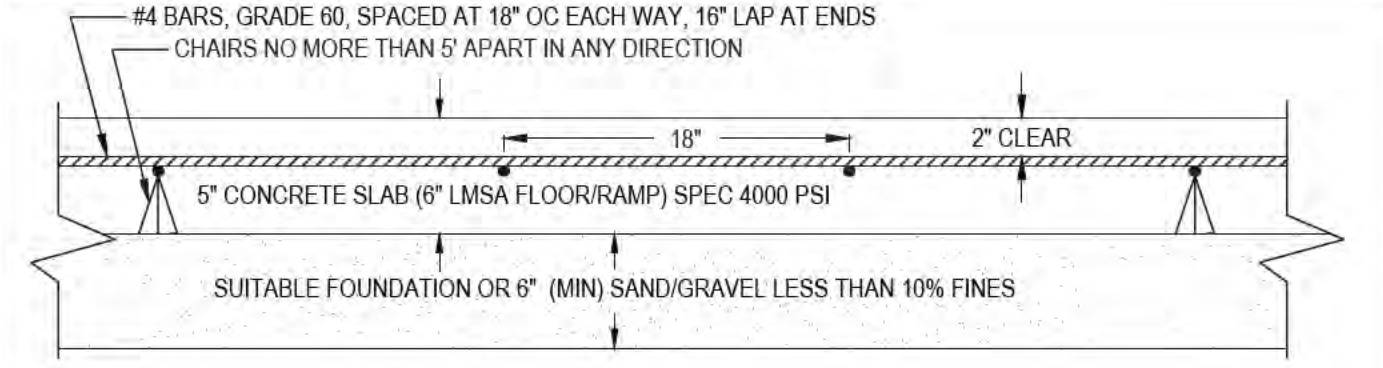
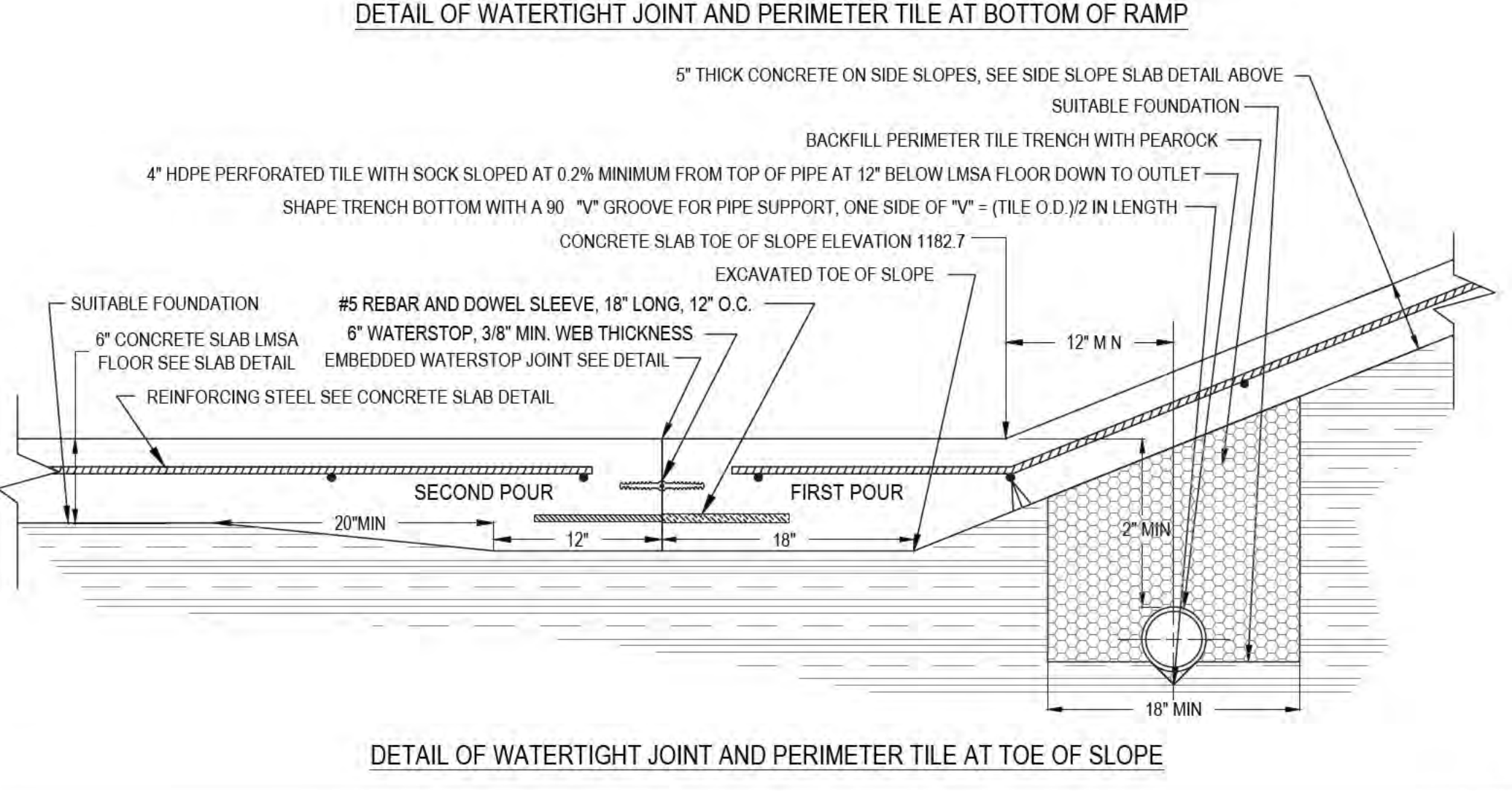
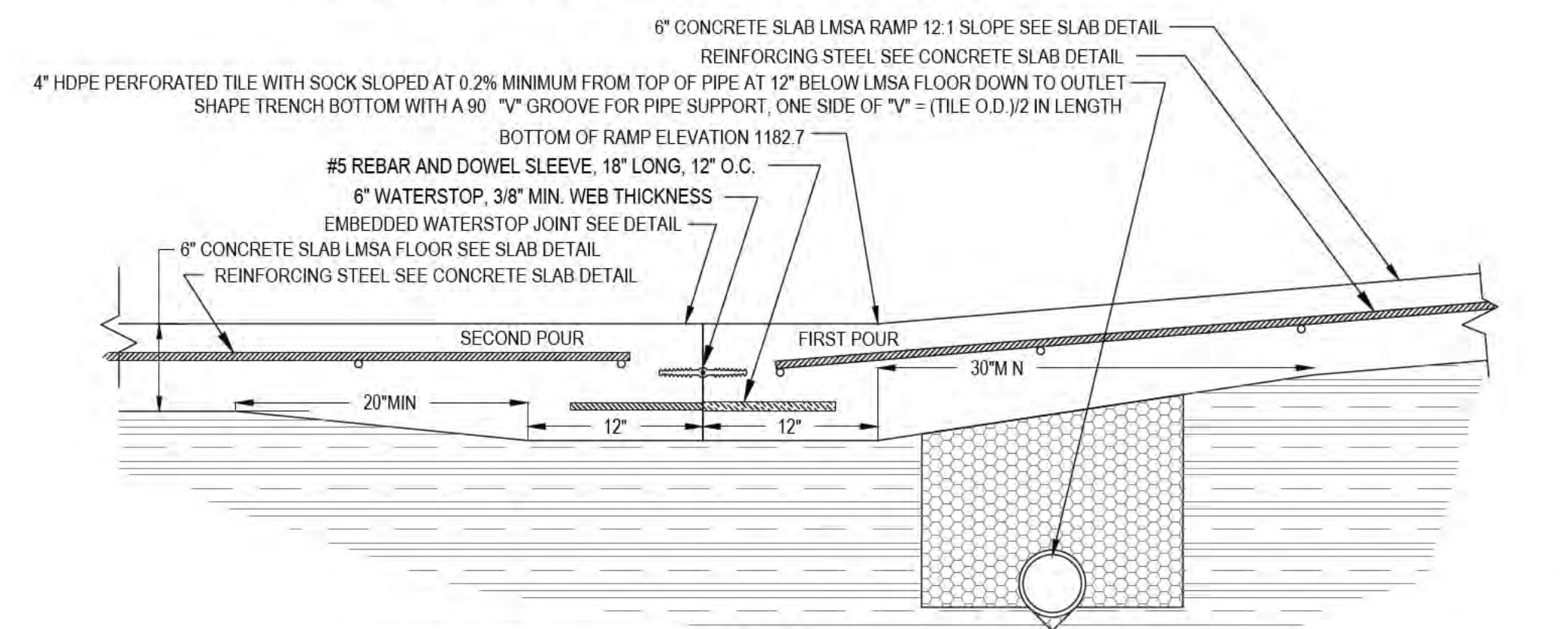
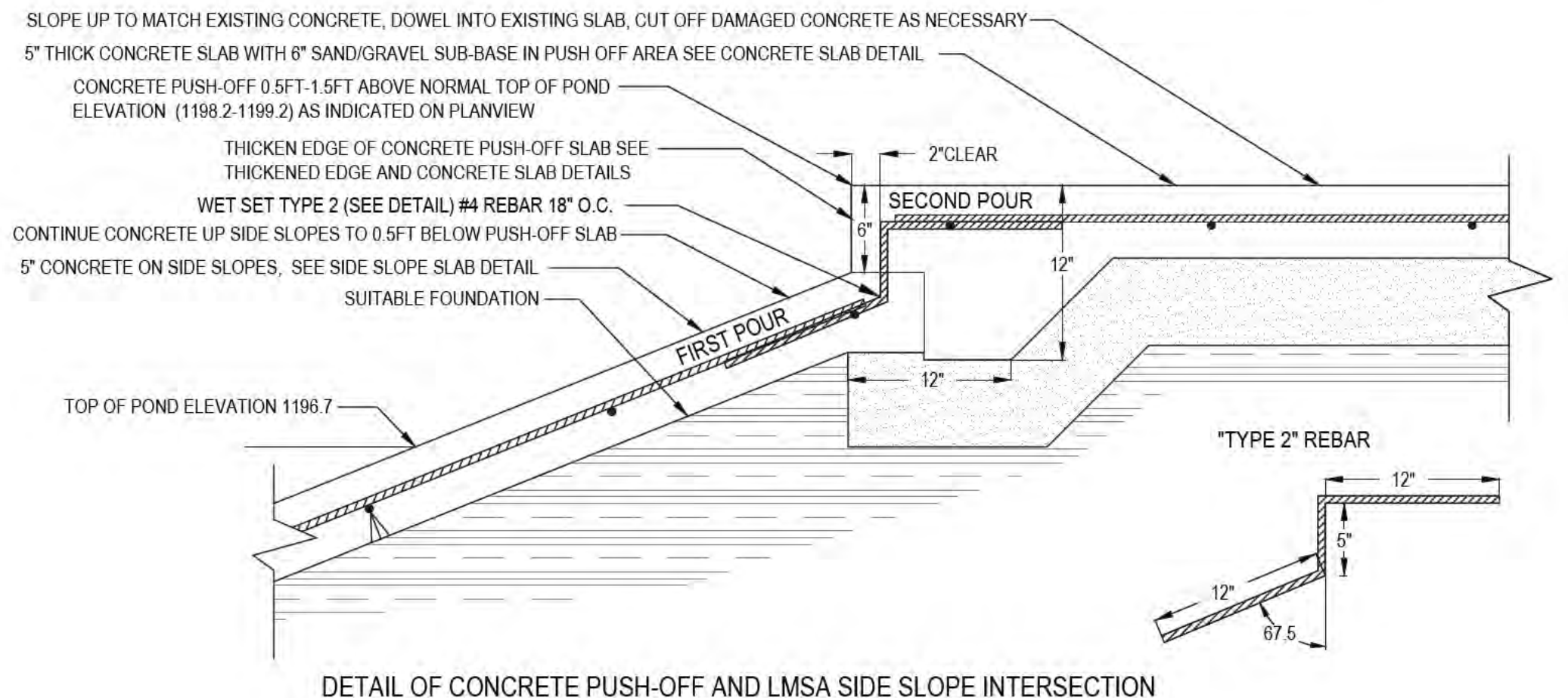
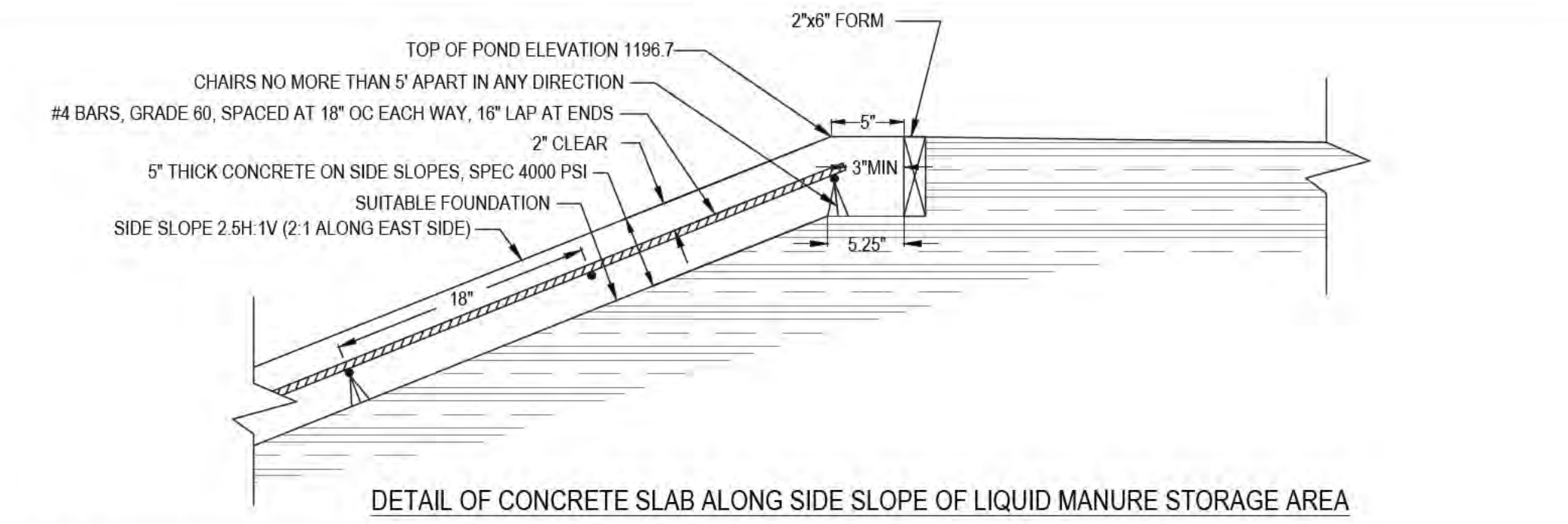
BY:	DATE:	
DESIGNED: ksb	5/22	
DRAWN: ksb	12/22	
CHECKED: ----	----	
REVISED: ----	----	
		REVISION DESCRIPTION:

**SCHEFFLER DAIRY**  
**AG WASTE STORAGE FACILITY**

GOODHUE COUNTY SOIL & WATER CONSERVATION DISTRICT  
 GOODHUE COUNTY, MINNESOTA

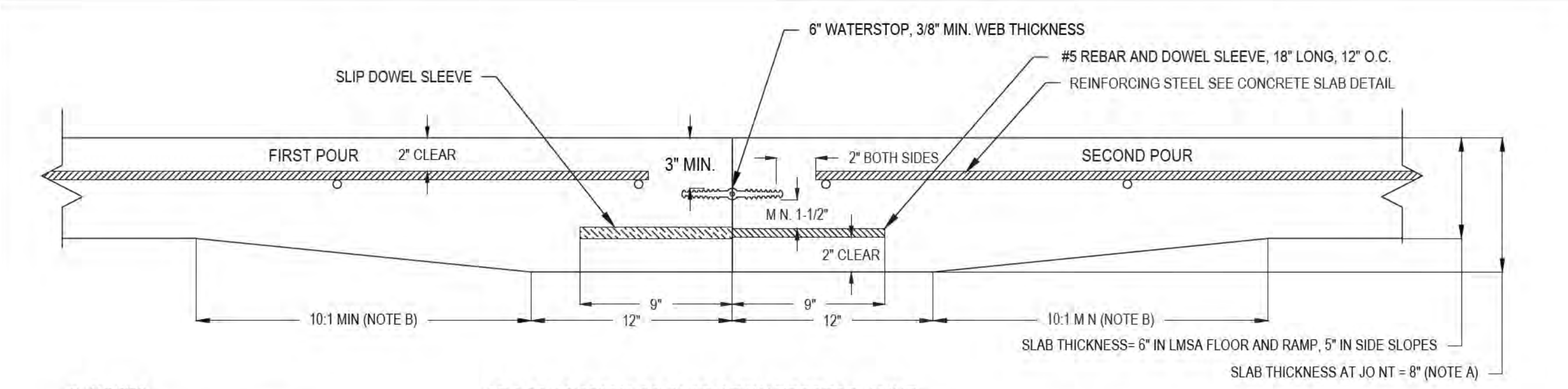
PROJECT ID: 2208 CROSS SECTIONS SHEET 3 OF 4





**GENERAL CONSTRUCTION NOTES:**

1. CONCRETE IS TO BE MIXED AND PLACED ACCORDING TO SPECIFICATIONS
2. JOINTS ARE TO BE SPACED AS SHOWN ON PLANS SEE LIQUID TIGHT JOINT DETAIL
3. WHITE CURING COMPOUND SHALL BE APPLIED TO CONCRETE AS SOON AS THE CONCRETE CAN BE WALKED ON.
4. SITE PREP: REMOVE ALL ORGANIC AND UNCOMPACTED MATERIAL BEFORE PLACING SAND/GRAVEL BASE.
5. SAND/GRAVEL IS TO BE CLEAN PIT-RUN MATERIAL WITH LESS THAN 10% FINES. COMPACT IN 4" LAYERS WITH VIBRATING COMPACTOR. DAMPEN THE SAND/GRAVEL BEFORE THE CONCRETE IS POURED.
6. EXCAVATED AND CONSTRUCTED SUBGRADE SHALL BE FREE OF ORGANIC MATERIAL, ROCKS, OR REFUSE WHICH MUST BE REMOVED AND REPLACED WITH COMPACTED SUITABLE MATERIAL.
7. STEEL MUST BE CHAIRED WITH CHAIRS SPACED 5 FT OR LESS IN ANY DIRECTION.
8. ANY BARNYARD SLABS OR RAMPS ARE TO BE GROOVED, OTHER AREAS FLOATED/BROOMED.



**QUANTITIES:**

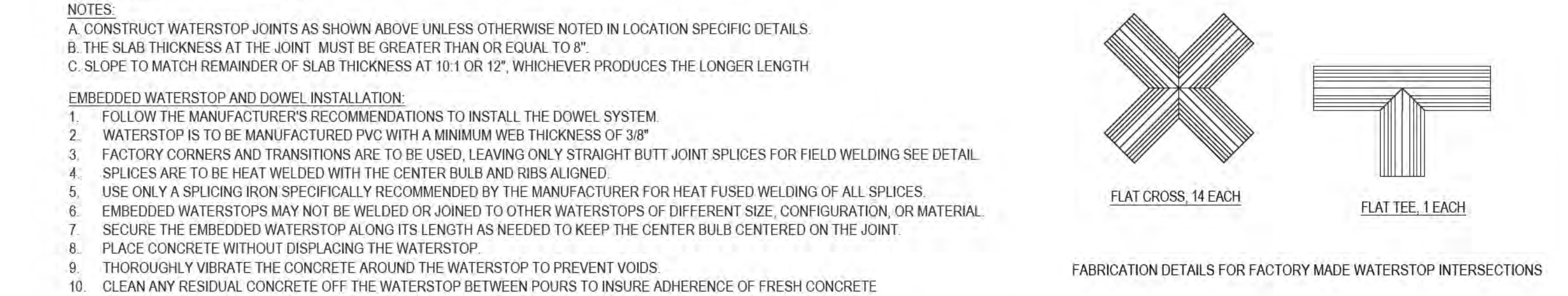
6" WATERSTOP: 1595 LNF  
 STEEL DOWELS: 1621 EACH  
 DOWEL SLEEVES: 1621 EACH

**NOTES:**

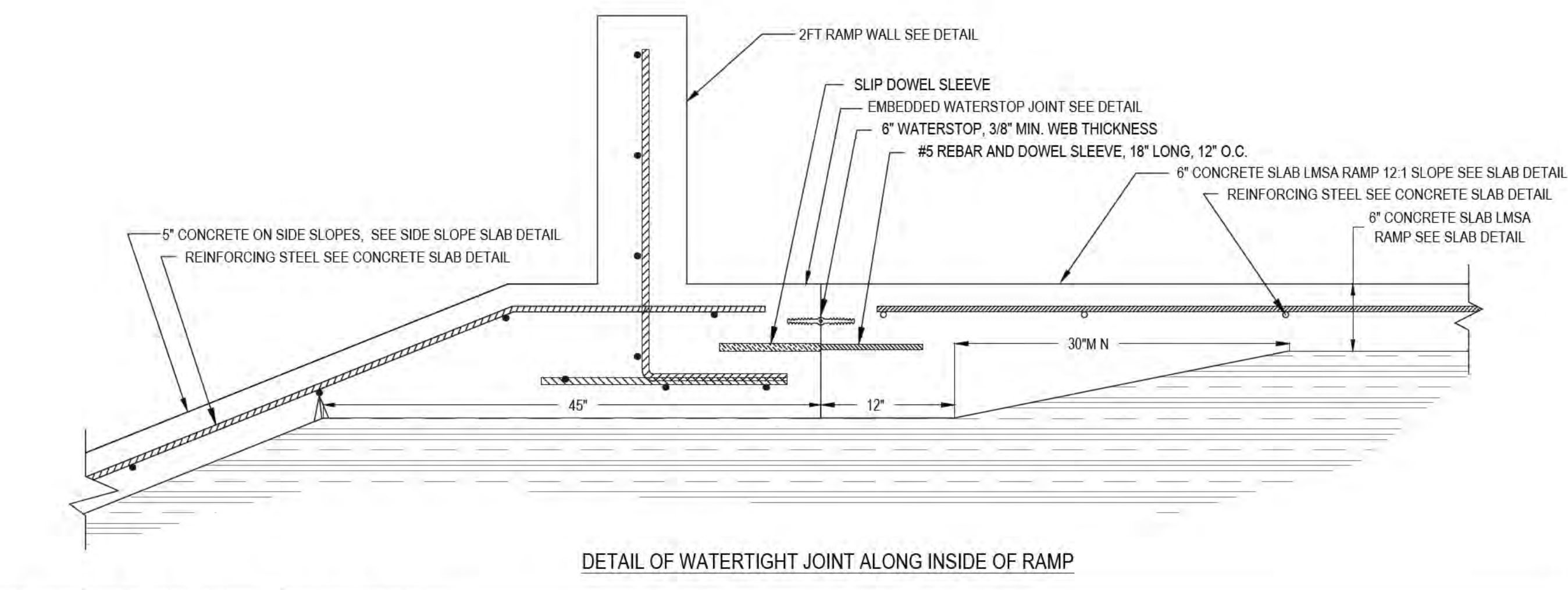
- A. CONSTRUCT WATERSTOP JOINTS AS SHOWN ABOVE UNLESS OTHERWISE NOTED IN LOCATION SPECIFIC DETAILS.
- B. THE SLAB THICKNESS AT THE JOINT MUST BE GREATER THAN OR EQUAL TO 8".
- C. SLOPE TO MATCH REMAINDER OF SLAB THICKNESS AT 10:1 OR 12", WHICHEVER PRODUCES THE LONGER LENGTH

**EMBEDDED WATERSTOP AND DOWEL INSTALLATION:**

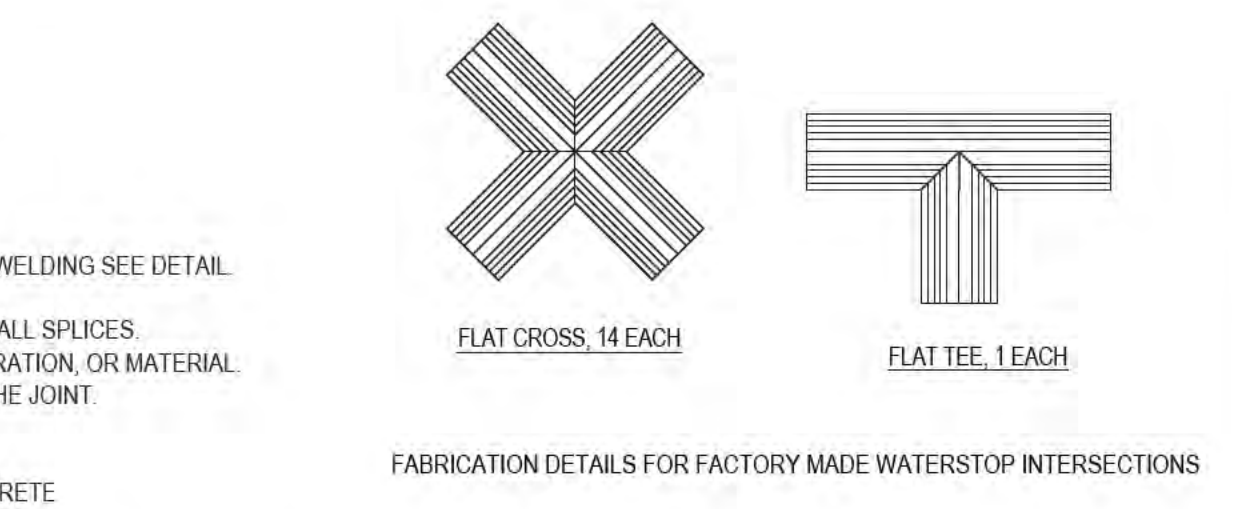
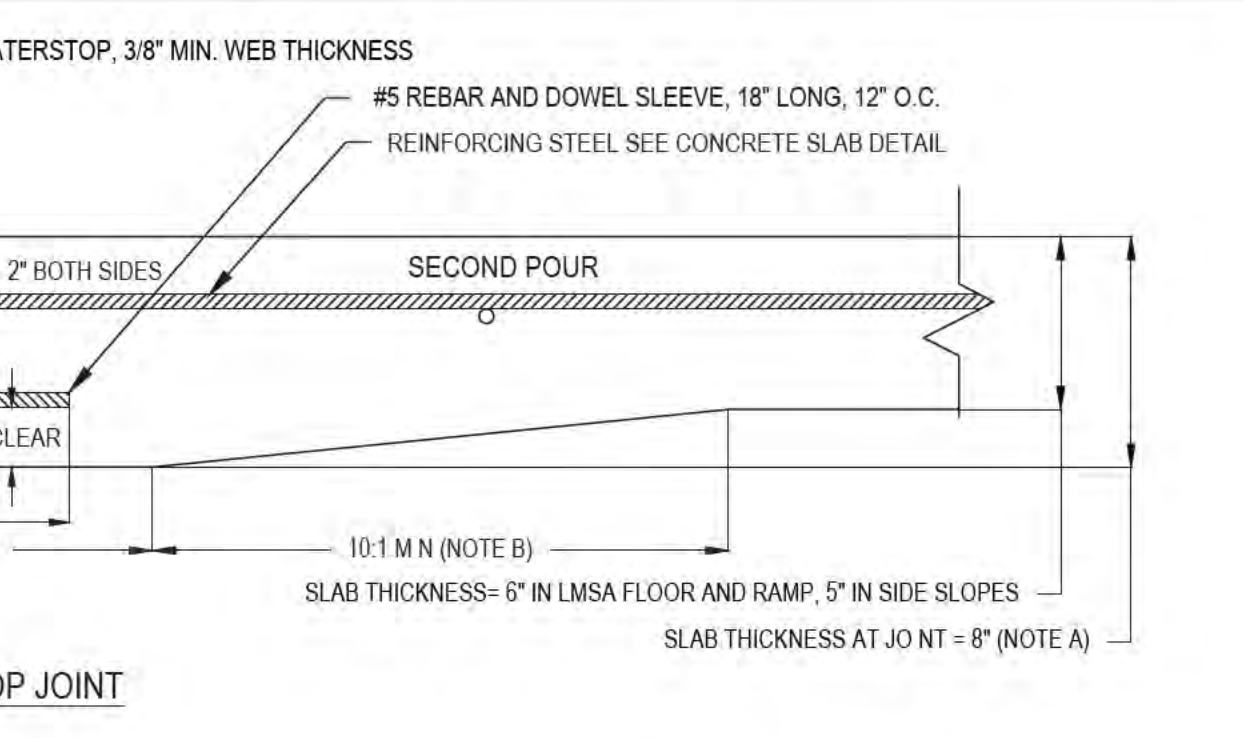
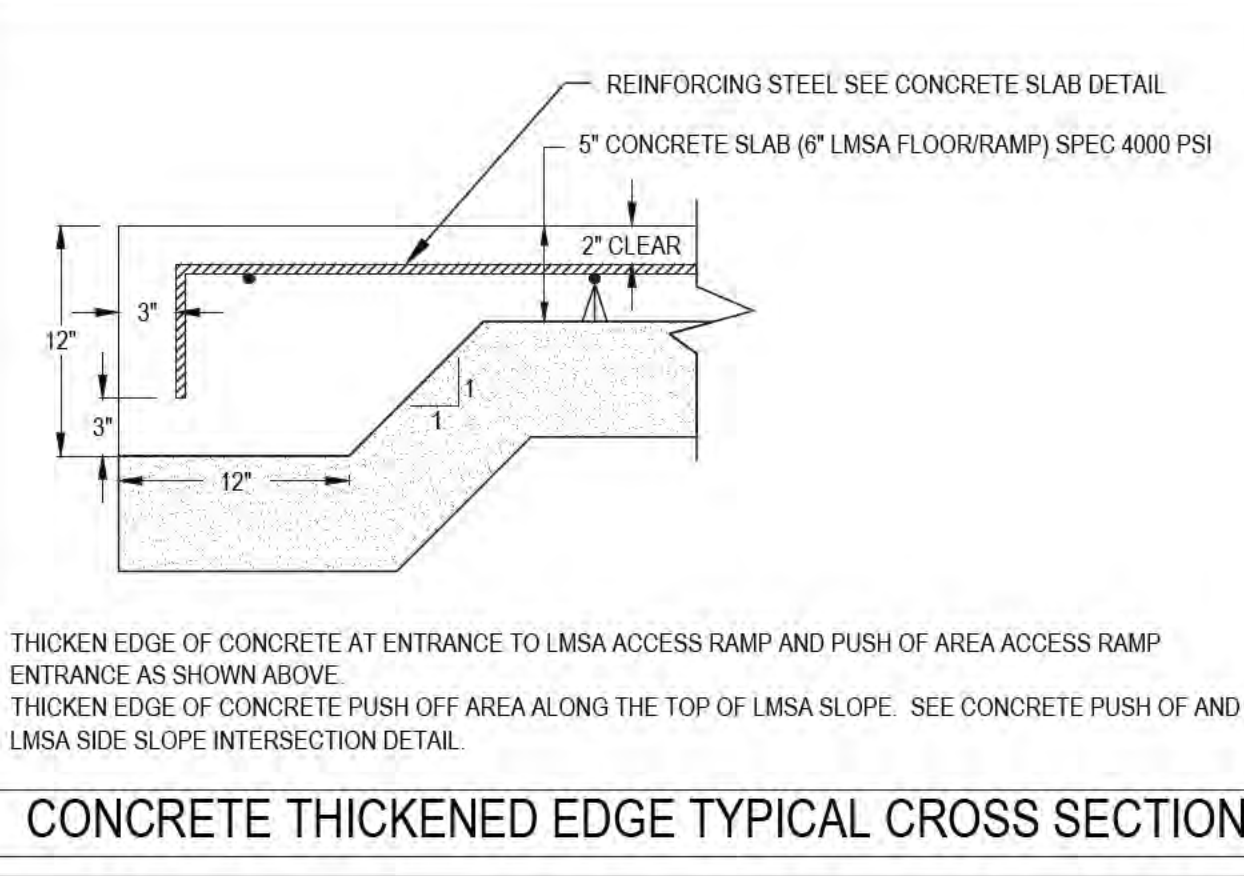
1. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS TO INSTALL THE DOWEL SYSTEM.
2. WATERSTOP IS TO BE MANUFACTURED PVC WITH A MINIMUM WEB THICKNESS OF 3/8"
3. FACTORY CORNERS AND TRANSITIONS ARE TO BE USED, LEAVING ONLY STRAIGHT BUTT JOINT SPLICES FOR FIELD WELDING SEE DETAIL.
4. SPLICES ARE TO BE HEAT WELDED WITH THE CENTER BULB AND RIBS ALIGNED.
5. USE ONLY A SPLICING IRON SPECIFICALLY RECOMMENDED BY THE MANUFACTURER FOR HEAT FUSED WELDING OF ALL SPLICES.
6. EMBEDDED WATERSTOPS MAY NOT BE WELDED OR JOINED TO OTHER WATERSTOPS OF DIFFERENT SIZE, CONFIGURATION, OR MATERIAL.
7. SECURE THE EMBEDDED WATERSTOP ALONG ITS LENGTH AS NEEDED TO KEEP THE CENTER BULB CENTERED ON THE JOINT.
8. PLACE CONCRETE WITHOUT DISPLACING THE WATERSTOP.
9. THOROUGHLY VIBRATE THE CONCRETE AROUND THE WATERSTOP TO PREVENT VOIDS.
10. CLEAN ANY RESIDUAL CONCRETE OFF THE WATERSTOP BETWEEN POURS TO INSURE ADHERENCE OF FRESH CONCRETE.
11. INSTALLATION METHODS SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS.



EMBEDDED WATERSTOP CONTRACTION JOINT WITH STEEL DOWELS



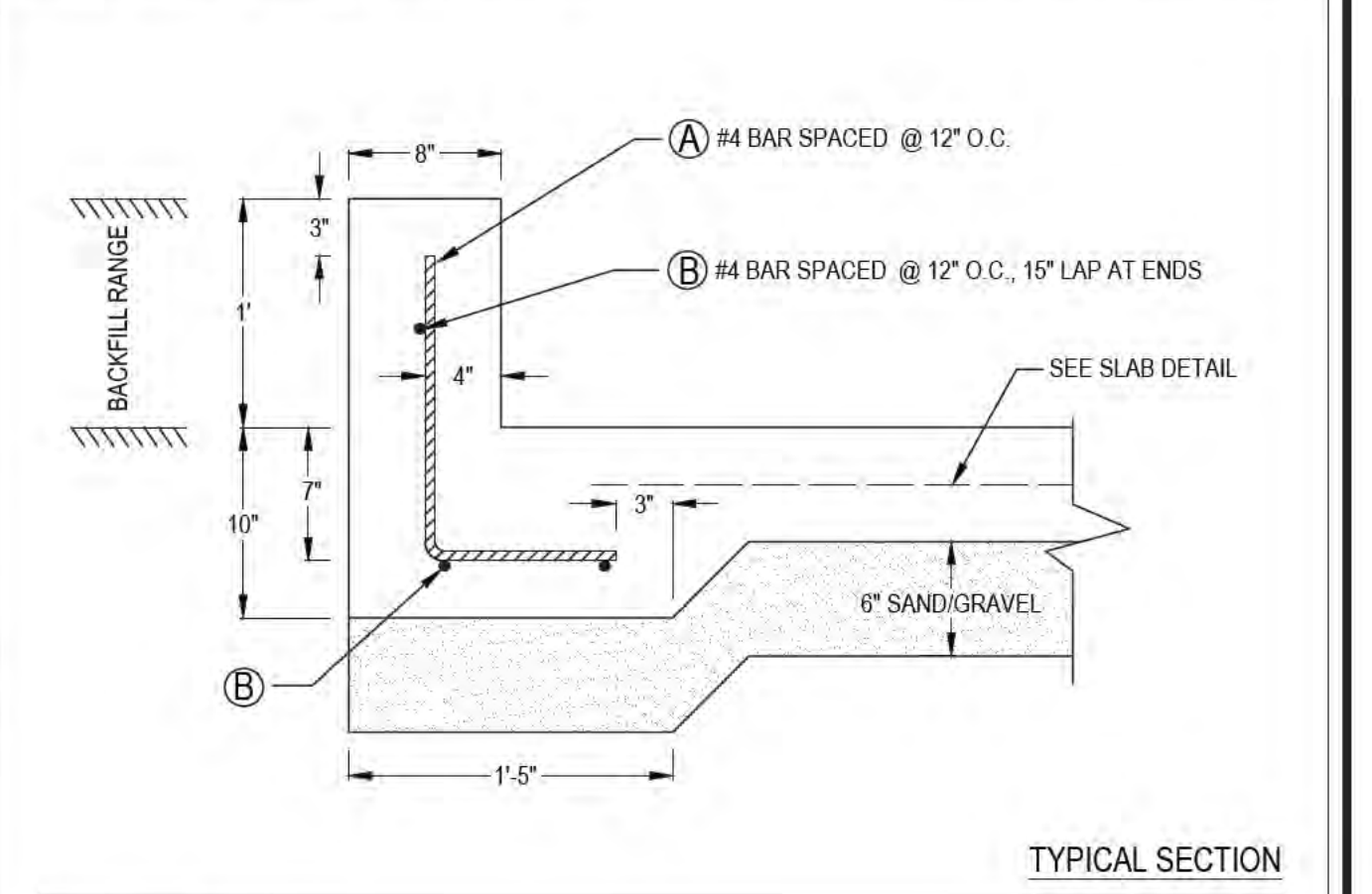
LIQUID MANURE STORAGE AREA DETAILS



EMBEDDED WATERSTOP CONTRACTION JOINT WITH STEEL DOWELS

**DESIGN VALUES**  
 MANURE: 65 PCF EQUIVALENT FLUID  
 EARTH BACKFILL: 65 PCF EQUIVALENT FLUID  
 TRACTOR: 100 PCF  $f_c = 4000$  psi,  $f_r = 60,000$  psi

**CONDITIONS OF USE**  
 BACKFILL: 0 - 1 FT  
 WITH OR WITHOUT A  
 TRACTOR SURCHARGE



**MATERIALS**  
 CONCRETE: SPEC. 31 (8 BAG MIX, SLUMP: 3"-5")  
 STEEL: GRADE 60 REBARS  
 SAND/GRAVEL: CLEAN PIT RUN, LESS THAN 10% FINES

**QUANTITIES (wall and footing only)**

LINEAL FEET OF WALL: 44 FT  
 CONCRETE: 3 CU YD  
 STEEL #4: 249 FT

**STEEL SCHEDULE**

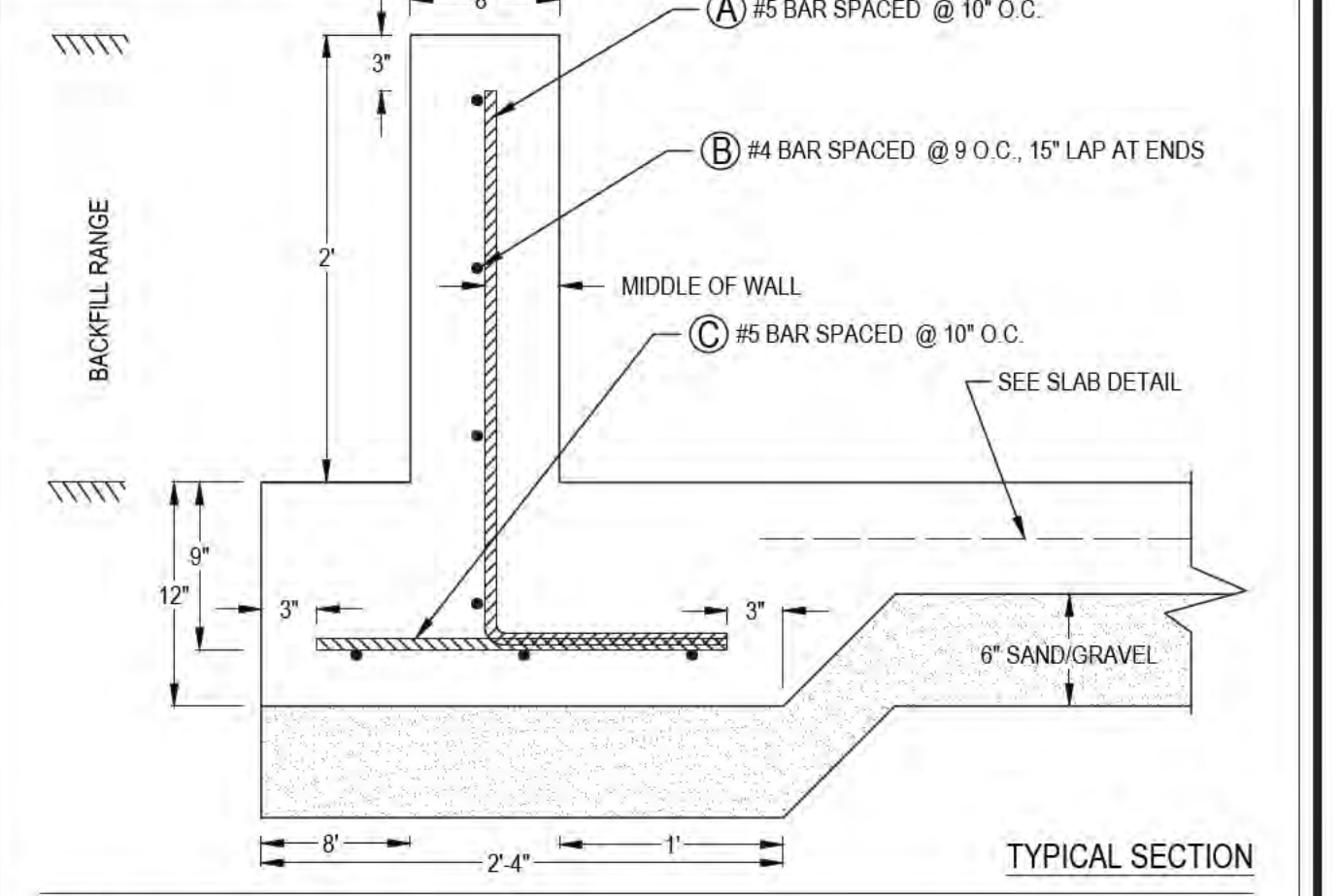
MARK	SIZE	AMT	TYPE	R	S	LENGTH	TOTAL LENGTH
A	#4	25	2	1'-4"	0'-10"	2'-2"	97.5
B	#4	7.5	STR	---	---	20'-0"	150.0
C	#4	0	2	2'-0"	2'-0"	4'-0"	0

**CORNER DETAIL FROM ABOVE**

1 FOOT WALL, WITH OR WITHOUT TRACTOR SURCHARGE

**DESIGN VALUES**  
 MANURE: 65 PCF EQUIVALENT FLUID  
 EARTH BACKFILL: 65 PCF EQUIVALENT FLUID  
 TRACTOR: 100 PCF  $f_c = 4000$  psi,  $f_r = 60,000$  psi

**CONDITIONS OF USE**  
 BACKFILL: 0 - 2 FT  
 NO SURCHARGE



**MATERIALS**  
 CONCRETE: SPEC. 31 (8 BAG MIX, SLUMP: 3"-5")  
 STEEL: GRADE 60 REBARS  
 SAND/GRAVEL: CLEAN PIT RUN, LESS THAN 10% FINES

**QUANTITIES (wall and footing only)**

LINEAL FEET OF WALL: 168 FT  
 CONCRETE: 22.8 CU YD  
 STEEL #4: 1152 FT  
 STEEL #5: 1100 FT

**STEEL SCHEDULE**

MARK	SIZE	AMT	TYPE	R	S	LENGTH	TOTAL LENGTH
A	#5	203	2	2'-6"	1'-1"	3'-7"	727.4
B	#4	57.6	STR	---	---	20'-0"	1152.0
C	#5	203	STR	---	---	1'-10"	372.2
D	#4	0	2	2'-0"	2'-0"	4'-0"	0

**CORNER DETAIL FROM ABOVE**

2 FOOT WALL, NO SURCHARGE

PREPARED BY:  
**SE SWCD TECHNICAL SUPPORT JPB**  
 TECHNICAL SERVICE AREA #7  
 104 E 3RD AVE, PO BOX 335, GOODHUE, MN 55027  
 (651)923-5286 EXT. 3

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.

SIGNATURE: TYPED NAME: KATE BRUSS, PE  
 DATE: 2/21/23 LICENSE NO. 49617

BY: DATE:  
 DESIGNED: ksb 5/22  
 DRAWN: ksb 12/22  
 CHECKED: --- ---  
 REVISED: --- ---

REVISION DESCRIPTION:

**SCHEFFLER DAIRY**  
**AG WASTE STORAGE FACILITY**  
 GOODHUE COUNTY SOIL & WATER CONSERVATION DISTRICT  
 GOODHUE COUNTY, MINNESOTA

PROJECT ID: 2208 DETAILS SHEET 4 OF 4



# 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: 651.267.4875



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

**TO:** Planning Advisory Commission  
**FROM:** Land Use Management  
**DATE:** April 7, 2023  
**RE:** Ordinance Amendments Discussion

## Background:

The Ordinance Subcommittee and staff have met twice to discuss amendments to the Zoning Ordinance for some definitions and replacing “Non-Agricultural Uses Associated with Agricultural Tourism” with “Rural Tourism”.

## Definitions:

- Remove definition for Agricultural Land – outdated
- Amend definition for Agricultural Operation to add *property primarily used for...* An Agricultural Operation would be a property where the agricultural products are being raised or produced, not a facility primarily processing agricultural products i.e. hay storage and shipping or a slaughterhouse.
- Remove Agricultural Product, Value Added and Agricultural Related Products and add these items to the definition for Agricultural Product.
- Amend definition for Agricultural Tourism to reflect the change in definition for Farm and Agricultural Operation and the addition of Rural Tourism.
- Amend definition for Farm to modernize.
- Remove Non-Agricultural Uses/Activities Associated with an Agri-Tourism Use. This will be replaced by Rural Tourism.
- Add definition for Rural Tourism where tourism operations/activities no longer need to be tied to an active Agricultural Operation or Farm.

## Performance Standards:

- Section 13. Bed and Breakfast Inns – remove language that is required for all Rural Tourism operations.
- Remove Section 14. Educational Farm Retreat. There are no properties with an operating EFR and the concept is like an AirBnB or rental property which Goodhue County Zoning does not regulate or enforce.
- Section 25. Retreat Centers – remove language that is required for all Rural Tourism operations.



- Section 30. Replace Non-Agricultural Uses Associated with Agricultural Tourism with Rural Tourism. Requirements for an application and most performance standards remain the same. B&Bs and Retreat Centers are called out specifically because they both have separate performance standards apart from the Rural Tourism standards they must also comply with. Amended some standards so they are only applicable to operations with 50+ guests because Retreat Centers may have a maximum of 50 guests and B&Bs may have a maximum of 15 guests. This will separate these less intense uses from the larger intensity uses such as wedding and event centers.

**Table of Uses:**

- Remove Educational Farm Retreats
- Replace Non-Agricultural Uses Associated with Agricultural Tourism with *Rural Tourism*

**Discussion:**

The PAC should discuss these proposed amendments.

Staff would like a consensus on which zones Rural Tourism is allowed. Staff has proposed allowing Rural Tourism as a Conditional/Interim Use in the A-1, A-2, and A-3 Districts (no change from Non-Agricultural Uses Associated with Agricultural Tourism).

- B&Bs are a Conditional/Interim Use in the R-1 District where Rural Tourism is not a permissible use.
- Retreat Centers are not permitted in the A-1 Zone where Rural Tourism is a Conditional Use.
- Should Rural Tourism and/or Retreat Centers be added as a Conditional Use in the B, Business District?

# ARTICLE 10 WORD USAGE AND DEFINITIONS

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## SECTION 1. WORD USAGE

For purposes of this Ordinance, certain terms or words used herein shall be interpreted as follows:

- Subd 1. The word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as individual.
- Subd 2. The word "shall" is mandatory, and not discretionary, the word "may" is permissive.
- Subd 3. Words used in the present tense shall include the future; words used in the singular shall include the plural, and the plural the singular.
- Subd 4. The words "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for", and "occupied for".
- Subd 5. All stated and measured distances shall be taken to the nearest integral foot. If a fraction is one-half (1/2) foot or less, the integral foot next below shall be taken.

## SECTION 2. DEFINITIONS

When used in this ordinance, the following terms shall have the meanings herein assigned to them. Words used in this ordinance, but not defined therein, shall carry the meanings as defined in Webster's Unabridged Third International Dictionary or its successor volumes.

**ABANDONED HOMESTEAD.** A formerly established homestead that has since been abandoned.

**ACCESSORY BUILDING.** A subordinate building or structure on the same lot, or part of the main building, occupied by or devoted exclusively to an accessory use.

**ACCESSORY DWELLING UNIT (ADU).** Dwelling units that are accessory to a primary dwelling unit and are on the same tax parcel of land as the primary dwelling unit.

**AGGREGATED PROJECT.** See Article 18 (WECS)

~~**AGRICULTURAL LAND.** Land that was planted with annually seeded crops, was in a crop rotation seeding of pasture grasses or legumes, or was set aside to receive price support or other payments under United States Code, Title 7, Sections 1421 to 1469, six of the last ten years prior to January 1, 1991.~~

~~**AGRICULTURAL OPERATION.** A facility consisting of real or personal property primarily used for the production of crops including fruit and vegetable production, tree farming, livestock, poultry, dairy products, or poultry products, but not a facility primarily engaged in processing agricultural products. Agricultural operation shall also include certain farm activities and uses as follows: chemical and fertilizer spraying, farm machinery noise, extended hours of operation, manure collection, disposal, spreading or storing, open storage of machinery, feedlots, odors produced from farm animals, crops or products used in farming.~~

**AGRICULTURAL PRODUCT.** Includes, but is not limited to, crops (corn, wheat, hay, potatoes, soybeans); fruit (apples, peaches, grapes, cherries, berries, etc.); cider; vegetables (sweet corn, pumpkins, tomatoes, etc.); floriculture; herbs; forestry; husbandry; livestock and livestock products (cattle, sheep, hogs, horses, poultry, ostriches, emus, farmed deer, farmed buffalo, milk, eggs, and fur, etc.); aquaculture products (fish, fish products, water plants and shellfish); horticultural specialties



(nursery stock, ornamental shrubs, flowers and Christmas trees); maple sap, etc. Also includes baked goods, ice cream, jams, honey, gift items, foodstuffs, and other products derived from the agricultural operation.

**AGRICULTURAL PRODUCT, VALUE-ADDED.** This means the enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not limited to marketing, agricultural processing, transforming, or packaging, education presentation, activities, and tours.

**AGRICULTURAL RELATED PRODUCTS.** Means items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, foodstuffs, clothing and other items promoting the farms and agriculture in Goodhue County and value-added agricultural products and production on site.

**NON-AGRICULTURAL RELATED PRODUCTS.** Means those items not connected to farming or the farm operation, such as novelty t-shirts or other clothing, crafts, and knick-knacks imported from other states or countries, etc.

**AGRICULTURAL TOURISM.** “Ag-tourism” and/or “Agri-tourism” means the practice of visiting an ~~agribusiness, horticultural, farm~~ or agricultural operation, including, but not limited to, ~~a farm, an~~ orchard, vineyard, winery, greenhouse, hunting preserve, a companion animal or livestock show, for the purpose of recreation, education, ~~or~~ active involvement in the operation, or participation in an agricultural related use other than as a contractor or employee of the operation.

**AGRICULTURAL USE.** The use of land for agricultural purposes, including farming, dairying, pasturage agricultural, forestry horticulture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating and storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.

**AGRICULTURAL RELATED USE.** Means activities that are accessory to the principal use of the property for permissible agriculture use that predominantly use agricultural products, buildings or equipment including activities, events or uses that represent “agricultural tourism” in Goodhue County as defined in this section, including but not limited to:

- A. Bakeries selling baked goods containing produce grown primarily on site
- B. Barn dances
- C. Corn mazes or straw bale mazes
- D. Educational events including but not limited to: activities associated with the promotion of wine usage, viticulture or viniculture classes, historical agricultural exhibits, and farming and food preserving classes.
- E. Gift shops for the sale of agricultural products and agriculturally related products.
- F. Petting farms, animal display, and pony rides
- G. Playgrounds or equipment typical of a school playground
- H. Pumpkin rolling

dwelling shall be allowed to become permanent, nor shall it give rise to a right to create a separate building site.

**DWELLING, REPLACEMENT SITE.** A site currently occupied by a legally established existing dwelling, whether habitable or uninhabitable, that may be continued as a dwelling site, regardless of the maximum density standard of the applicable zoning district.

**EDUCATIONAL FARM RETREAT.** An educational farm retreat shall be construed to mean any dwelling occupied in such a manner that certain rooms in excess of those used by members of the family, as herein provided, and occupied as a home or family unit, are rented with cooking facilities, to the public for compensation and catering primarily to the traveling public. The purpose of the Educational Farm Retreat is to provide a lodging experience that provides an opportunity for guests to learn about the operations of a working farm.

**EDUCATIONAL FARM RETREAT UNIT.** Educational farm retreat room in a grouping to include not more than two bedrooms, kitchen or kitchenette, and bathroom.

**EQUAL DEGREE OF ENCROACHMENT.** A method of determining the location of floodway boundaries so that floodplain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.

**EMPLOYEE, NON-RESIDENT.** Persons employed by a home business not residing within the principal dwelling.

**ESSENTIAL SERVICES.** These uses include poles, towers, telephone booths, wires, cables, conduits, vaults, pipes, mains, pipelines, laterals, stations, substations or other associated or similar transmitting distributing or regulating facilities of a public utility.

**EXCAVATION.** See Article 14 (Mineral Extraction)

**EXTRACTIVE USE.** The use of land for surface or sub-surface removal of sand, gravel, rock, industrial minerals, other non-metallic minerals, and peat not regulated under Minnesota Statutes, Sections 93.44 to 93.51.

**FAA.** See Article 17 (WCF)

**FALL ZONE.** See Article 18 (WECS)

**FCC.** See Article 17 (WCF)

**FAMILY.** A family is any number of persons living together in a room or rooms comprising of single housekeeping unit and related by blood, marriage, adoption, or any unrelated person who resides therein as though a member of the family including the domestic employees thereof. Any group of persons not so related but inhabiting a single house, shall for the purpose of this Ordinance, be considered to constitute one family for each five (5) persons, exclusive of domestic employees, contained in each such group.

**FARM.** A tract of land principally used for agriculture activities including, but not limited to, the production of cash crops, livestock, or poultry farming. Farms may include dwellings and accessory buildings necessary to the operation of a farm. Real estate consisting of at least forty (40) acres with a minimum of at least twenty (20) acres cropland. ~~Smaller acreage shall qualify as a farm if at least fifty (50) percent of the total net family income of the owner is derived from agricultural production in the preceding two tax years.~~



**LOT WIDTH.** The horizontal distance between the side lot lines, measured at the two points where the building line, or setback, intersects the side lot lines.

**LOT LINES.** The lines bounding a lot as defined in this Ordinance.

**LOWEST FLOOR.** See Article 32 (Floodplain District)

**MANUFACTURED HOME.** See Article 32 (Floodplain District)

**MANUFACTURED HOUSING.** A manufactured building or portion of a building designed for long-term residential use.

**MAXIMUM DENSITY.** A density standard establishing the maximum number of dwellings allowed in a Section, ¼ ¼ Section, District, or Subdivision. In order to maintain a balance of compatible uses, when the maximum density has been reached, the only opportunity to increase the density is through a change of zone process that would allow additional housing. Reestablished abandoned homestead sites are not included in the density count until they have been approved and permitted.

**MIGRATORY LABOR CAMP.** Temporary facilities provided by the employer on his own land for the housing of workers who for seasonal purposes are employed in the planting, harvesting, or processing of crops.

**MINERAL EXTRACTION, ACCESSORY USE.** See Article 14 (Mineral Extraction)

**MINERAL EXTRACTION, PRINCIPAL USE.** See Article 14 (Mineral Extraction)

**MINERAL EXTRACTION.** See Article 14 (Mineral Extraction)

**MINERAL EXTRACTION FACILITY.** See Article 14 (Mineral Extraction)

**MINERAL EXTRACTION PERMIT.** See Article 14 (Mineral Extraction)

**MINERAL RESOURCE.** See Article 14 (Mineral Extraction)

**MINING TECHNICAL EVALUATION PANEL.** See Article 14 (Mineral Extraction)

**MINING/EXCAVATION OPERATION.** The removal of stone, sand, and gravel, coal, salt, iron, copper, nickel, petroleum or other material from the land for commercial, industrial, or governmental purposes.

**MOBILE HOME.** Manufactured housing built on a chassis.

**MOBILE/MANUFACTURED HOME PARK.** This term applies to any lot or tract of land upon which two (?) or more occupied trailer coaches or mobile homes are harbored either with or without charge and including any building or enclosure intended for use as a part of the equipment of such park.

**NACELLE.** See Article 18 (WECS)

~~**NON-AGRICULTURAL USES/ACTIVITIES ASSOCIATED WITH AN AGRITOURISM USE.** This means activities that are part of an agri-tourism operation's total offerings but not tied to farming or the farm's buildings, equipment, fields, etc. Such non-agriculturally related uses include but are not limited to:~~

- ~~A. — Temporary Amusement rides associated with an event~~
- ~~B. — Art or cultural related festivals~~
- ~~C. — Gift shops for the sale of non-agricultural products~~
- ~~D. — Benefit events~~

- ~~E. — Kitchen facilities, processing/cooking items for sale (subject to State of Minnesota, Department of Public Health standards) including eating establishments such as restaurants or cafés.~~
- ~~F. — Temporary camping (subject to State of Minnesota Department of Public Health Standards for Recreation Camping)~~
- ~~G. — Wedding ceremonies or receptions~~
- ~~H. — Wine and catered food events~~
- ~~I. — Reunions~~
- ~~J. — Concerts~~
- ~~K. — Social gatherings or similar types of events.~~

**NON-CONFORMING LOT OF RECORD.** Any legal lot of record that at the time it was recorded fully complied with all applicable laws and ordinances but which does not fully comply with the lot requirements of this Zoning Ordinance concerning minimum area or minimum lot width.

**NON-CONFORMING STRUCTURE.** A structure the size, dimensions or location of which was lawful prior to the adoption of this Zoning Ordinance, but which fails by reason of such adoption, or subsequent revisions or amendment, to conform to the present requirements of the zoning district.

**NON-PREVAILING WIND.** See Article 18 (WECS)

**NORMAL WATER LEVEL.** The level evidenced by the long-term presence of surface water as indicated directly by hydrophytic plants or hydric soils or indirectly determined via hydrological models or analysis.

**OBSTRUCTION.** Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel, modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, matter in, along, across, or projecting into any channel, watercourse, or regulatory floodplain which may impede, retard or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

**ODOR.** The odor of growing vegetation, domestic fertilizers, animal manures, insecticides, and other agricultural odors shall not be considered objectionable.

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

**OPERATOR.** See Article 14 (Mineral Extraction)

**ORDINARY HIGH WATER LEVEL.** The boundary of public waters and wetlands and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool.

**OWNER.** Any individual, firm, association, syndicate, partnership, corporation, trust or any other legal entity having a proprietary interest in the land.



any increase in flood heights contributable to encroachment on the floodplain. It is the elevation to which uses regulated by this Ordinance are required to be elevated or flood-proofed.

**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)

**RURAL TOURISM.** Business which attracts visitors to rural areas of Goodhue County using the rural outdoor environment for attractions that include, but are not limited to, retreats, weddings, receptions, bed and breakfasts, educational events, and holiday celebrations.

**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.

**SELF-SERVICE STORAGE FACILITY.** Real property designed and used for the purpose of renting or leasing secure outdoor storage space and/or self-contained indoor individual storage spaces to customers who have access for the purpose of storing and removing personal property.

**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.

## **SECTION 14. EDUCATIONAL FARM RETREAT**

Conditionally permitted in A-1, A-2, and A-3. The following standards shall apply to all Educational Farm Retreat:

- Subd. 1. — They must be part of an owner occupied single family dwelling.
- Subd. 2. — Maximum length of stay for guests shall be limited to two weeks.
- Subd. 3. — No more than two Educational Farm Retreat units shall be permitted per property.
- Subd. 4. — That Educational Farm Retreat units may not be converted into permanent dwelling units.
- Subd. 5. — Owner must show proof of liability insurance.
- Subd. 6. — An annual inspection by the Fire Marshall and Public Health Services must be performed.
- Subd. 7. — The property must have adequate parking.
- Subd. 8. — The farm owner/operator must provide an educational and interpretive program to educate guests on the farm operations.

## **SECTION 15. OFF-STREET LOADING AND UNLOADING REQUIREMENTS**

On the premises with every building, structure or part thereof, erected and occupied for manufacturing, storage, shopping center, laundry or other uses similarly involving receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the site adequate space for the required number of ten (10) foot by twenty-five (25) foot berths.

- Subd. 1. For Educational and Religious Uses. One (1) berth for each building containing ten thousand (10,000) square feet of gross floor area to two hundred thousand (200,000) square feet of gross floor area, plus one/each additional two hundred thousand (200,000) square feet of gross floor area.
- Subd. 2. For Health and Medical Institutions. One (1) berth for each building containing ten thousand (10,000) square feet to one hundred thousand (100,000) square feet plus one/each additional one hundred thousand (100,000) square feet.
- Subd. 3. Commercial. One (1) berth for each building containing forty thousand (40,000) square feet.
- Subd. 4. Industrial. One (1) berth for each building containing forty thousand (40,000) square feet. Two (2) berths each building containing forty thousand (40,000) square feet to one hundred thousand (100,000) square feet.

## **SECTION 16. OFF-STREET PARKING REQUIREMENTS**

In all zoning districts, off-street parking facilities for the storage of self-propelled motor vehicles for the use of occupants, employees, and patrons of the buildings or structures hereafter erected, altered or extended after the effective date of this Ordinance shall be provided and maintained as herein prescribed.

- Subd. 1. In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is so mentioned and which said use is similar, shall apply.



Commissioners have been met as determined by the Planner/Zoning Administrator. In the instance of renewal due to property ownership transfer; if the home business will continue under the same circumstances presented at the time of approval, an administrative approval may be permitted.

- G. If the permit is expired more than 30 days and the permit has not been renewed, the permit is null and void and a new interim use permit must be granted for the use to continue.
- H. Any subdivision of land separating the business buildings and/or operations from the principal dwelling shall result in revocation of the IUP.
- I. The home business shall be proximate to the associated principal dwelling.
- J. No more than two home businesses shall be permitted on a single parcel. The total space allowed for two home businesses combined shall not exceed the maximum allowed for a single home business.
- K. Such other conditions as specified by the Planning Advisory Commission pursuant to Article 4.

Subd. 4. **PERMITTED USES AND INTERIM PERMITTED USES:** Home Businesses shall be allowed as shown in the table below.

	A-1	A-2	A-3	R-1	B	I	CR	MXH
<b>HOME BUSINESSES</b>								
Tier 1 Home Business	P	P	P	P	NP	NP	NP	I
Tier 2 Home Business	P	P	P	I	NP	NP	NP	I
Tier 3 Home Business	I	I	I	NP	NP	NP	NP	I

**KEY:** P = Permitted Use I = Interim Use Permit NP = Use not permitted in the district

### **SECTION 13. BED & BREAKFAST INNS**

Subd. 1. The following standards shall apply to all Bed & Breakfast Inns:

- A. The parcel shall meet the minimum size standards for the applicable zone.
- B. Breakfast may be served to overnight guests only.
- C. Maps identifying property limits shall be provided to guests.
- D. Maximum occupancy shall not exceed 15 guests.
- E. A maximum of 6 designated guest rooms is allowed.
- F. No cooking facilities shall be allowed in guest rooms.
- G. All guest rooms shall be contained within the principal or accessory dwelling.
- ~~H. Proof of a compliant septic system shall be required as part of the application.~~
- ~~I. The property shall provide adequate off-street parking.~~
- J.H. 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 Bed & Breakfast facility.

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.K. Maximum capacity shall not exceed 50 guests.



## **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.

## **SECTION 30. RURAL TOURISM—NON-AGRICULTURAL USES ASSOCIATED WITH AGRICULTURAL TOURISM**

Subd. 1. ~~Non-agriculturally related uses that are associated with Agricultural Tourism as defined in Article 10 (Definitions) Rural Tourism events~~ may be permitted in the A-1, A-2, or A-3 Zone Districts ~~at the discretion of the subject to approval subject to approval of a zoning permit by the~~ Zoning Administrator for up to two (2) events/activities per calendar year. The right to utilize property for more than two events/activities per calendar year is subject to approval of a conditional use permit or an interim use permit by the Board of County Commissioners. ~~The following information must be provided with a zoning permit, interim use or conditional use permit:~~ In addition to submittal requirements set forth in Article 4 (Conditional and Interim Uses), the following information must be provided with a conditional use permit or interim use permit application.

- A. Plan drawn to an appropriate scale for effective interpretation.
- B. Property boundaries, onsite parking areas and access roads.
- C. Existing uses on adjacent properties and distance of dwellings within 500 feet of the property boundary.
- D. Existing and proposed structures with maximum capacity of each building where guests have access as required to comply with building code and applicable fire safety requirements.
- E. Location of temporary toilet facilities, which may be required.
- F. Location of any existing or proposed wells or Subsurface Wastewater Treatments Systems (SSTS).
- G. A written description of the planned activities providing including maximum number of guests/visitors.
- H. Frequency and number of activities proposed in a calendar year.
- I. Hours of Operation/Activity including set-up/clean-up for activities and events.
- ~~J. — Maximum number of guests for any activity.~~
- ~~K.J.~~ Proposed site lighting or landscaping.
- ~~L.K.~~ Anticipated maximum number of vehicle trips per day.

Subd. 2 Performance Standards.

In addition to all other applicable zoning ordinance requirements including but not limited to the review criteria (findings) included in Article 4, Section 5, the following items shall be considered by the Planning Advisory Commission and County Board when reviewing a Conditional Use Permit or Interim Use Permit Application for various ~~Non-Agricultural Uses associated with Agricultural Tourism.~~ Rural Tourism uses. Bed and Breakfasts and Retreat Centers shall also meet the standards found in Article 11 Section 13 and Article 11 Section 25 respectively.

- A. The size of the function and the number of expected guests on the property at one time shall be determined at the sole discretion of the County based on parcel size,



proximity to adjacent neighbors and the ability of the applicant to demonstrate that there will be no unreasonable adverse impact on the neighbors from the noise, traffic, trespass, light or other impacts deemed relevant by the County.

- B. There is adequate provision for parking of vehicles so that there is no parking on public roads and adequate setbacks from adjacent properties are maintained. Temporary parking areas may be approved at the sole discretion of the County. Parking areas for facilities with greater than 50 guest capacity must be a minimum of forty (40) feet from all property lines, and appropriately screened from neighboring property. Light sources shall be directed downwards and shielded to prevent light being directed off the premises.
- C. The County may require a planted buffer between adjacent properties and parking or building if it is determined that such a buffer is necessary to avoid adverse impacts on adjacent properties.
- D. All State of Minnesota and Goodhue County requirements related to Water and Subsurface Wastewater Treatment Systems must be met.
- E. Outside activities shall be completed during daylight hours. Inside activities for facilities with greater than 50 guest capacity shall be completed by 10:00 PM unless approved through the CUP process to conclude no later than 12:00 AM (midnight).
- F. Any on-site preparation and handling of food or beverages must comply with all applicable Federal, State or Local Standards.
- G. The owner/operator will maintain a log of the activities occurring at the included activity/event dates, group identity, times and number of guests.
- H. The site plan with the above written descriptions along with any condition added during Planning Advisory Commission and/or County Board review will become a part of any approved conditional use permit or interim use permit.
- I. The main event area for facilities with greater than 50 guest capacity shall be at least 500 feet from neighboring dwellings.
- H.J. Rural Tourism uses for facilities with greater than 50 guest capacity shall be located on a parcel at least 3 acres in size.

### **Section 31. ACCESSORY DWELLING UNITS (ADUS)**

Subd. 1. Accessory Dwelling Units (ADUs) are dwelling units that are accessory to a primary dwelling unit and are on the same tax parcel of land as the primary dwelling unit.

- A. An ADU can be either:
  - 1. Attached to, or within the primary dwelling unit; or
  - 2. Located within 100 feet of the primary dwelling unit on the same tax parcel as the primary dwelling unit.
- B. ADU's must have separate kitchen and bathroom facilities
- C. Only one (1) ADU is permitted per primary dwelling site tax parcel
- D. The ADU cannot be separated from the primary dwelling tax parcel

# GOODHUE COUNTY ZONING ORDINANCE

## Table of Uses

Use	A-1	A-2	A-3	R-1	CS
<b>Residential</b>					
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 <sup>2</sup> (Art. 11 § 6)	C/I	C/I	C/I	NP	C/I
Mobile Home Park (Art. 16)	NP	NP	NP	C/I	NP
<b>Agricultural</b>					
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 <sup>2</sup> (Art. 11 § 29)	P	P	P	NP	NP
Farm Market/On-farm market/Roadside Stand > 2400ft <sup>2</sup> (Art. 11 § 29)	C/I	C/I	C/I	NP	NP
Plant Nurseries & Sales	P	P	P	NP	NP
Farm Wineries < 10,000ft <sup>2</sup> (Art. 11 § 27)	P	P	P	NP	NP
Farm Wineries > 10,000ft <sup>2</sup> (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
<b>Education Farm Retreat (Art. 11 § 14)</b>	<b>C/I</b>	<b>C/I</b>	<b>C/I</b>	<b>NP</b>	<b>NP</b>
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
<b>Commercial</b>					
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 <sup>bc</sup>	NP	NP
Commercial/Industrial Uses primarily intended to serve Ag. Community	C/I	C/I	C/I <sup>bc</sup>	NP	NP
Boarding or Rooming Houses as an accessory use	C/I	C/I	C/I <sup>bc</sup>	C/I	NP
<b>Bed and Breakfast Inn (Art.11 § 13)</b>	<b>C/I</b>	<b>C/I</b>	<b>C/I<sup>bc</sup></b>	<b>C/I</b>	<b>NP</b>
<b>Rural Tourism Facilities (Art.11 § 30)</b>	<b>C/I</b>	<b>C/I</b>	<b>C/I<sup>bc</sup></b>	<b>NP</b>	<b>NP</b>
Contractors Yard (Art.11 § 33)	C/I	C/I	C/I	NP	NP
Veterinary Clinic	C/I	C/I	NP	NP	NP
<b>Industrial</b>					
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 > 500ft<sup>2</sup> 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
<b>Recreational</b>					
Public Stable	C/I	C/I	C/I	NP	NP
Park/Recreational Area (operated by a governmental agency)	C/I	C/I	C/I <sup>bc</sup>	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 <sup>abc</sup>	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 <sup>bc</sup>	NP	NP
<i>Retreat Centers (Art.11 § 25)</i>	NP	C/I	C/I	NP	NP
<b>Institutional</b>					
Community Building	C/I	C/I	C/I <sup>bc</sup>	C/I	C/I <sup>bc</sup>
Church	C/I	C/I	C/I <sup>bc</sup>	C/I	C/I <sup>bc</sup>
Cemetery	C/I	C/I	C/I <sup>bc</sup>	NP	NP
Memorial Garden	C/I	C/I	NP	NP	NP
Public School	C/I	C/I	C/I <sup>bc</sup>	C/I	NP
Private School	C/I	C/I	C/I <sup>bc</sup>	NP	NP
Nursery School	C/I	C/I	C/I <sup>bc</sup>	NP	NP
Funeral Home	NP	NP	C/I <sup>bc</sup>	NP	NP
Hospital, Sanitarium, Philanthropic/Eleemosynary Institutions (except correctional institutions, animal hospitals)	NP	NP	C/I <sup>bc</sup>	NP	NP
<b>Miscellaneous</b>					
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

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**GOODHUE COUNTY ZONING ORDINANCE**  
*Business and Industrial Districts Table of Uses*

<b>Use</b>	<b>B</b>	<b>I</b>
<b>Retail</b>		
Retail stores under 40,000 square feet	P	NP
Automotive service station	P	NP
Retail stores over 40,000 square feet	C/I	NP
Automobile sales, car wash, trailer sales or service, auto repair garage, or automobile rental	P	NP
Motor fuel station	C/I	NP
Agricultural equipment sales or service	P	NP
Truck sales or service, truck wash or truck repair garage	P	NP
Building supply sales	P	NP
Boat sales or repair	P	NP
Landscape nursery or commercial greenhouse	P	NP
Shopping center	C/I	NP
<b>Services</b>		
Funeral Home	P	NP
Beauty shop or barber shop	P	NP
Bank or savings and loan institution	P	NP
Professional offices	P	NP
Drive-in establishment including banks and restaurant	P	NP
Eating or drinking establishment	P	NP
Motel	P	NP
<i>Bed &amp; Breakfast Inn</i>	<i>C/I</i>	<i>NP</i>
<b>Entertainment/Recreational Establishments</b>		
Theater, dance hall, bowling alley, pool or billiard hall	P	NP
Public swimming pool, roller or ice rink	P	NP
<i>Rural Tourism Facilities (Art. 11 § 30)</i>	<i>C/I</i>	<i>NP</i>
<b>Industrial</b>		
Assembly of previously prepared materials which have been manufactured elsewhere	P	P
Building materials storage yards	NP	P
Contractor's establishment, storage yard, or equipment rental	NP	P
Grain elevator including storage and processing	NP	P
KEY: P = PERMITTED   NP = NOT PERMITTED   C = CONDITIONAL USE PERMIT   I = INTERIM USE PERMIT		



**GOODHUE COUNTY ZONING ORDINANCE**  
***Business and Industrial Districts Table of Uses***

<b>Use</b>	<b>B</b>	<b>I</b>
Wholesale establishment: warehousing, storage buildings, commercial laundries or dry cleaning plants	NP	P
Manufacture, compounding or treatment of materials	NP	P
Manufacturing process or treatment of products using light machinery; such as tool and die shops or metal fabricating plants	NP	P
Manufacturing of cement, lime, gypsum or plaster	NP	C/I
Distillation of bone, coal, tar petroleum, refuse, grain or wood	NP	C/I
Essential services building or storage yards	P	P
Explosives manufacture or storage	NP	C/I
Fertilizer manufacture, compost or storage	NP	C/I
Refining or recovery of products from animal refuse or offal	NP	C/I
Junkyard	NP	C/I
Livestock feeding yards, slaughtering of animals or stock yards	NP	C/I
Petroleum or asphalt refining or manufacturing	NP	C/I
Smelting or refining of metals from ores	NP	C/I
Steam board hammers or forging presses	NP	C/I
Storing, curing, or tanning of raw, green or salted hides or skins	NP	C/I
<b>Institutional</b>		
Church	C/I	C/I
<b>Miscellaneous</b>		
WECS (Non-Commercial Micro) ( <i>Art. 18</i> )	P	P
WECS (Non-Commercial) ( <i>Art. 18</i> )	C/I	P
WECS (Commercial) ( <i>Art. 18</i> )	NP	C/I
WECS (Meteorological Tower) ( <i>Art. 18</i> )	NP	P
SES (Utility Scale) ( <i>Art. 19</i> )	C/I	C/I
SES (Commercial Scale) ( <i>Art. 19</i> )	P	P
SES (Residential Scale) ( <i>Art. 19</i> )	P	P
Commercial Radio Towers/TV Towers/Transmitters	C/I	C/I
Residence when included as part of the principal building occupied by owner or their employee	P	P
Self service storage facility	C/I	C/I

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