

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. June 15, 2023 Planning Commission DRAFT Meeting Minutes

Documents:

[MINUTES_DRAFT_JUNE_2023.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

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

Request, submitted by Mitchell Rigelman (Applicant) on behalf of Wesley F Moechnig Et Al (Owner) to rezone 1.22 acres from A-3 (Urban Fringe District) to R-1 (Suburban Residence District). Parcel 32.200.0310. Territorial Road Lake City, MN 55041. Part of the SE ¼ of the NW ¼ of Section 31 TWP 112 Range 12 in Florence Township.

Documents:

[PACPACKET_RIGELMAN.PDF](#)

2. PUBLIC HEARING: Request For IUP For Up To Four Animal Units On A 5 Acre Parcel Zoned R-1 (Suburban Residence District)

Request submitted by Gary Arntson (Owner) for an Interim Use Permit to allow up to 4 horses to be kept on a parcel zoned R-1, Suburban Residence District. Parcels 45.024.1901 and 45.024.1100. 37533 County 14 BLVD Dennison, MN 55018. Part of the NW ¼ of the SE ¼ of Section 24 TWP 111 Range 18 in Warsaw Township.

Documents:

[PACPACKET_ARNTSON.PDF](#)

3. PUBLIC HEARING: Request For CUP For An Event Center And Resort Facility (Villa Maria Ventures, LLC (John Rupp, Chief Manager))

Request for a Conditional Use Permit to continue the operations of an Event Center and Resort Facility permitted via IUP. The proposal includes remodeling existing structures and constructing additions to provide spaces for lodging, cottages, on-site restaurant, and event spaces. 29847 County 2 BLVD Frontenac, MN 55026. Parcels 32.160.0040 and 32.012.0400. Blocks C, D, and E of Garrards South Extension plat and part of the SE ¼ of the SW ¼ of Section 12 TWP 112 Range 13 in Florence Township. CR (Commercial Recreational District).

Documents:

[PACPACKET_VILLAMARIA_2023.PDF](#)

Other-Discussion

Adjourn

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

Goodhue County Land Use Management

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

PLANNING ADVISORY COMMISSION
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The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Vice-Chair Richard Nystuen at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Tom Gale, Richard Miller, Darwin Fox, Marc Huneke (arrived at 6:03 PM), Howard Stenerson, Richard Nystuen

Commissioners Absent: Chris Buck, Todd Greseth

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

1. Approval of Agenda

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

Motion carried 5:0

2. Approval of Minutes

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

Motion carried 5:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearings

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request, submitted by Connie Bodeker (Owner) to rezone 46.89 acres from A-2 (General Agriculture District) to R-1 (Suburban Residence District). Parcel 28.031.1201. TBD 338th Street Way Cannon Falls, MN 55009. Part of the SW ¼ of the SE ¼ of Section 31 TWP 112 Range 17 in Cannon Falls Township.

Pierret presented the staff report and attachments.

Commissioner Stenerson asked for clarification on the number of additional houses that might be built.

Pierret stated they have proposed up to three additional building sites, bringing the total to 22 houses in the section.

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Bob Stalberger, Realtor representing Ms. Bodeker stated they are hoping to rezone the property to make the best use of the property. Their idea was one to three houses but would be perfectly fine with one. Right now the land is not being utilized and it would be more tax base for the County and Township to have a dwelling on the land.

Vice-Chair Nystuen Opened the Public Hearing

Stanley Bryczek, 6825 338th Street Way, Cannon Falls, stated he is totally against this request. They bought their property as agricultural, where they would be able to hunt and not be close to neighbors. He feels it is wrong to put more houses in the area. When he bought his land, there were only supposed to be so many houses in the section, and that was it. Now they want to add more. Someone in the next section over just got approved for three more houses. Pretty soon it will be all houses, just like a city. Roads will be widened and things put in that will cost the residents more.

Dave Sucher, 11460 367th Street, Cannon Falls, asked if the board would answer the questions raised as to why more houses have been put in these townships.

Vice-Chair Nystuen stated that this board is the level before the Board of Commissioners. The Board of Commissioners will make the final decision. This board gives the Board of Commissioners a recommendation. This board listens to each request and then each member gets to vote on the request.

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

Motion carried 6:0

Bob Stalberger (Applicant's Representative) stated that there is already an accessory building on the property. Based on the way the property is laid out, this won't change Mr. Bryczek's ability to hunt on his property because there is still a good distance from where they could build a house from his property line.

Commissioner Stenerson said there is always potential, once you add more dwellings, for neighbor issues or conflicts. The A-1, A-2, and A-3 zones were established many years ago with each zone being assigned a certain number of houses that could be built in each zone. Every time we make an exception, we are changing density.

Hanni reminded the Board that this section has about a half-mile of extra width. It's bigger than a normal section.

Commissioner Stenerson said he could see if there were one or two more houses, but there are 10 more houses than allowed in this section already. The reason for this request appears to be for financial benefit and they are not supposed to use that as criteria to approve a request.

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Hanni stated that the Board needs to look at the individual area. She doesn't know that they could get three dwellings on the property with accessibility requirements. They also need to look at the individual parcels to see the pros and cons and what could happen there.

Commissioner Fox stated that in looking at all the different things, he has no way he could support this. He would make a motion to deny this request.

Commissioner Stenerson seconded the denial. The reason for the denial is that this would make the section ten dwellings over the acceptable density.

Commissioner Gale said he had to buy 40 acres to be allowed to build. He feels that everyone should stay as close to that as possible.

Bob Stalberger (Applicant's Representative) stated that looking at the map and the required setbacks he is unsure three houses could fit here. Forty-acre lot sizes were mentioned, this property is 46 acres. They also talked about going over density when the section is already well over the maximum density. Things have changed since the rule of 12 houses went into place. COVID has happened and more people want to be out in the country and there is limited ability to build and live out in the country. Aside from profitability, there is a strong demand for people who want to live in the country and there isn't that ability in Goodhue County because of the rules that are in place. The only spot to build on would be at the dead-end road where it comes into the property. It is the best use of this property to have a dwelling on it versus it sitting there empty.

Commissioner Miller stated that he thinks this is something that will come up more and more as they go forward. Some properties are not generating tax income for the Township and some people want to live on that property. It is over 40 acres. You need 35 acres in A-3 to do build a dwelling. In his view, people have a right to use their property as they see fit. It seems to him that if a dwelling was placed on this site that already has an accessory building, it would not destroy the neighborhood.

Commissioner Stenerson asked Commissioner Fox if he would be willing to add some findings of facts to their motion. Based on a couple of things, one is a concern over the increased number of septic systems in the area. The second would be density well over the established maximum. The volume of development we are seeing in that section would be better served in a metropolitan or city area where there are city or public services available. Third, a long-term policy has been established on this board to avoid spot zoning. And number four, the Board cannot approve a request simply because it will be more financially beneficial for the owner.

Commissioner Fox agreed with Commissioner Stenerson on adding these findings of fact to their decision.

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

- adopt the staff report into the record;

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- accept the application, testimony, exhibits, and other evidence presented into the record; and recommend that the County Board of Commissioners **DENY** the map amendment request from Connie Bodeker (Property Owner) to rezone 46.89 acres from A2 (General Agriculture District) to R1 (Suburban Residence District).

Motion carried 5:1 (Commissioner Miller dissented)

PUBLIC HEARING: “McNamara Hay Creek Farm” Preliminary and Final Plat Review

Request submitted by Richard McNamara (Owner) for Preliminary and Final Plat review of the proposed McNamara Hay Creek Farm Plat comprising approximately 96.24 acres. Parcels 34.019.0300 and 34.020.1600. Old Church Road Red Wing, MN 55066. The S ½ of the NE ¼ and part of the SE ¼ of the NW ¼ of Section 19 TWP 112 Range 14 and part of the SW ¼ of the NW ¼ of Section 20 TWP 112 Range 14 all in Hay Creek Township. A-2 Zoned District.

Pierret presented the staff report and attachments.

Hanni stated that these lots are Outlots and are not buildable lots. The land could be split one parcel at a time but they would need to wait 6 months between each split. The best way, especially when you get some of these complicated splits, is to plat it. This is a good process to clean up legal descriptions.

Commissioner Stenerson asked if this started as cleaning up survey information and if the land was broken into identifiable sections for future planning.

Hanni stated that is correct. She said if you look at the air photos, the Outlots follow what is being farmed and split off bluffland and woods.

Commissioner Stenerson asked what the reason was for bringing plats before the board rather than just approving it as a correction to the surveying.

Hanni stated there are two reasons for this coming before the board. The applicant wants to create one lot that goes across a section line. And two, anytime we are going to dedicate something to the public such as a road, it should go through a public meeting.

Commissioner Stenerson asked if the Applicant was giving some land to the Township as road right-of-way.

Hanni stated that he is dedicating some right-of-way to the Township on Old Church Road.

Vice-Chair Nystuen Opened the Public Hearing

Nancy Taylor, 25090 Old Church Road, Red Wing wanted to know if all of this land is platted could a house be built here in the future?

Pierret stated that the lots will be platted as Outlots, and Outlots are not buildable. To be able to build on this land, someone would have to come back to this Board and request the land be re-platted and rezoned due to density restrictions in the section.

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Dave Sucher, 11460 367th Street, Cannon Falls said he grew up in this area and stated that most of Outlot C is a ditch. Staff said you can't build on it so what is the objective with this plat? Is it to reduce his taxes?

The Board did not believe that taxes would be reduced due to this plat.

Mr. Sucher stated that Outlot C is a ditch that goes all the way down to Hay Creek. Outlot E is a hillside with steep slopes. Outlot D and Outlot B are farmland. The owner approached him regarding access to the farmland. Currently, the owner has access to his farmland via the 1.85-acre property along Old Church Road owned by David Sucher & Avis Sucher LT. Mr. Sucher told the owner that there is no easement recorded for access over the Sucher land.

Hanni stated that he does show an easement from Outlot C to access Outlot E.

Mr. Sucher agreed but right now the only access to proposed Outlot C is across his land. Mr. Sucher will not grant an easement for access to the owner. He believes the Applicant's objective is to fill in the ditch and go along parallel to his property line to get access to Outlot B and then up to Outlot D.

Randy Taylor, 25090 Old Church Road, Red Wing stated that on the eastern boundary of Outlot D, there is a long driveway that goes back to a dwelling where a young couple lives. Mr. McNamara has been using their driveway, which they told him he could not use, to get access to proposed Outlot D. He questioned why the plat is being proposed.

Ryan Tipcke, 23170 325th Street, Red Wing asked if there was ever legal access granted to Outlot B when Mr. McNamara purchased his property.

Pierret stated that the Zoning Ordinance only requires road frontage to approve plats and splits. Staff does not check if there is physical access to the land. When it comes to physical access, that becomes a civil issue between neighbors.

5After Vice-Chair Nystuen called three times for comments it was moved by Commissioner Stenerson and seconded by Commissioner Huneke to close the Public Hearing.

Motion carried 6:0

Commissioner Stenerson stated he assumes that all of these properties meet the legal definition of access.

Hanni stated yes, they all have frontage or an easement from a public road.

Pierret indicated that regarding splits, it has become common to split wooded land from tillable land.

Commissioner Stenerson commented that from a practical point of view if he wants to split and sell all of these, it would be up to the buyer to ensure they have access to the property and not the County's responsibility, correct?

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Hanni stated that is correct.

Commissioner Stenerson said there is the option to table this until we hear from the Applicant on how he plans to get access and why he is splitting the land. As far as the taxes, he is not a tax official, but he has two parcels like this and when he split them, his taxes went up. They are not changing anything and he cannot do anything different with this property other than change ownership.

Commissioner Gale stated if you can't pasture the ground, all you are doing is paying taxes on something you may have no purpose for. If they want to separate the tillable land and let someone else have the rest of it, that is probably part of the reason why they are going in this direction.

Commissioner Miller stated that technically the Applicant could do this one parcel at a time without coming to the Board.

Hanni agreed but noted there is a 6 month waiting period between each split.

It was moved by Commissioner Miller and seconded by Commissioner Stenerson 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 that the County Board of Commissioners **APPROVE** the request submitted by Richard McNamara for the Preliminary and Final Plat of the proposed "McNamara Hay Creek Farm" Plat comprising approximately 91.08 acres.

Motion carried 6:0

Commissioner Huneke recused himself from the board for the following request.

PUBLIC HEARING: "Kolshorn Ridge Second" Preliminary and Final Plat Review

Request submitted by Ryan and Christyn Tipcke (Owners) for Preliminary and Final Plat review of the proposed Kolshorn Ridge Second Plat comprising approximately 21.36 acres. Parcels 34.125.0010, 34.125.0020, 34.019.2802, 34.125.0011 and 34.030.0300. TBD Kolshorn Road Red Wing, MN 55066. Lot 1 Block 1 and Outlot A of the Kolshorn Ridge Addition, Part of the S 1/2 of the SE 1/4 Section 19 TWP 112 Range 14 and Part of the N 1/2 of the NE 1/4 of Section 30 TWP 112 Range 14 all in Hay Creek Township. A-2 Zoned District.

Pierret presented the staff report and attachments.

Ryan Tipcke (Applicant) stated the land is being replatted to clean up and simplify the legal description.

Commissioner Stenerson asked if this is changing how he accesses the building site he has in Section 30. Is it giving you access where you didn't have it before?

Mr. Tipcke stated he has access to it now. He is asking to replat it to clean up the legal descriptions.

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Commissioner Stenerson stated this doesn't change anything, as far as the number of houses allowed in the section or anything like that, correct?

Pierret stated that is correct.

Commissioner Miller said it just makes it one unit.

Vice-Chair Nystuen Opened the Public Hearing

No one spoke for or against the request.

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

Motion carried 5:0 (Commissioner Huneke abstained)

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

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

Recommend that the County Board of Commissioners **APPROVE** the request submitted by Ryan and Christyn Tipcke for the Preliminary and Final Plat of the proposed "Kolshorn Ridge Second" Plat comprising approximately 21.36 acres.

Motion carried 5:0 (Commissioner Huneke abstained)

Commissioner Huneke returned to the board.

PUBLIC HEARING: Consider Goodhue County Zoning Ordinance Updates

Proposed amendments to Article 10 (Definitions), Article 11 (Performance Standards), and Article 20 (Table of Uses) to amend definitions for Farm and Agricultural Operation, add a definition for Rural Tourism, remove Non-Agricultural Uses Associated with Agri-Tourism and replace with Rural Tourism, amend performance standards and the Table of Uses to correlate with the addition of Rural Tourism.

Pierret presented some background on these updates. The ordinance subcommittee has met twice this year to discuss this. Staff has also brought this proposal to the full Planning Commission twice. This request is to have the public hearing to replace Non-Agricultural Uses Associated with Agricultural Tourism with Rural Tourism. Non-Agricultural Uses Associated with Agricultural Tourism is how we have been permitting our Wedding Event Centers and things like that. This hasn't been working so we decided to go with Rural Tourism. Some definitions were also amended for Agricultural Operations to add "a property primarily used for" and for Agricultural Processing. The Table of Uses was also updated with Rural Tourism and with the removal of Educational Farm Retreat because it is very much like an Air B&B and the county does not regulate these. Also, clarifies some of the different uses of the Performance Standards for Rural Tourism such as Bed & Breakfast and Retreat Centers. The biggest point

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of discussion that they will need clarification on is whether to allow Rural Tourism as a Conditional Use or Interim Use in the A-1 district or not. This is also a time when they can discuss anything else that goes with this.

Commissioner Stenerson said that in one spot in the language, under Rural Tourism, it includes A-1. Then in the table, we have not permitted Retreat Centers. Is that because Rural Tourism and Retreat Centers are not the same?

Pierret stated she left everything as it currently is in the Table of Uses. Retreat Centers are currently not permitted in the A-1 District. Non-Agricultural Uses Associated with Agricultural Tourism are currently conditional uses in A-1.

Commissioner Stenerson stated that a Retreat Center involves somebody staying overnight where a venue is different, it is entertainment.

Hanni said she believes that at Retreat Centers you can stay there for up to a week.

Commissioner Miller said he had one item he would like to discuss. Since they are talking about Wedding Venues, he thinks they should only be an IUP rather than a CUP. This would allow the County and the Township to review it in the event it changes hands.

Commissioner Stenerson agreed with Commissioner Miller on the IUP. However, he recalled an issue where they had to change their permitting policy because nobody could get financing to build a building with an IUP. He thinks the IUP gives them a lot more control but is concerned about running into a financing problem if they use an IUP on these.

Commissioner Miller said that is not the Board's problem.

Hanni stated that was for a solar project.

Vice-Chair Nystuen Opened the Public Hearing

Michelle Schroeder, 12100 Wild Turkey Road, Welch stated she is concerned about Rural Tourism where she lives. They were recently notified that someone purchased a neighbor's farm for the sole purpose of a business opportunity and do not plan on living there. She is concerned that something like this would be allowed in her neighborhood. With Rural Tourism, does that mean a neighbor can get a bird sanctuary and have cars from the cities come by and run around the lawn every day past all of the neighbors? The road is a dirt road. She did not move there to a quiet neighborhood, with no neighbors around, to have traffic come in.

Commissioner Stenerson asked Ms. Schroeder if she knows what zone she lives in.

Ms. Schroeder stated she is in A-1.

Commissioner Stenerson said Ms. Schroeder mentioned traffic. Other than traffic, is there anything more she could add as far as how she feels it is going to affect her? Where does she see the harm?

Ms. Schroeder stated that they have a very small gravel road with blind entrances. There are spots on the road where you cannot have two cars pass each other at the same time. There is always a lot

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of farm equipment on the road. It has been private for generations and there is more and more traffic every day. What is happening up the road from them now is going to grow they fear.

Jim Derosier, 13075 Wild Turkey Road, Welch. He is concerned about Agricultural Tourism. He lives next door to this facility and they plan to have 75 to 110 students a week at a Folk School they will be constructing. Real estate agents have told him he would lose 30% of his market value. His insurance company told him he needs to increase his umbrella policy from 1.5 million dollars to 5 million dollars because of the risks. He wants to know how these definitions will affect Agricultural Tourism. The township board clerk, Jim Hedeem, recommended they come to talk to this board tonight. It's a concern in the neighborhood. There is a petition going around the neighborhood and right now 42 out of 45 people are against it. Traffic on the roads, maintenance of the roads, and overall safety are concerns.

Chuck Zervas, 29551 130th Avenue, Welch stated he has a concern with the changes to the language. Especially with the situation they are facing with the new property owners. This public hearing just came to their attention on Tuesday. He wanted to know if they would have an opportunity to review the proposed changes as he would like more time to review what the changes are. There are environmental concerns. They are talking about building housing facilities, which would require greater water use and septic systems. Safety and security will be affected because they will be bringing in people from all over the place. Even though this is agricultural property, it is still their neighborhood. It's where they live. He does not think it is right that any taxpayer can come in and change the livelihood of many of the residents. Tourism is great, but not in their neighborhood. They didn't move to this area to have strangers coming in and affecting their safety and security.

Tom Baumgart, 29431 130th Avenue, Welch, stated he is very concerned about what they have been told about this project. A meeting was held where they invited some of the neighbors, but not all of the neighbors. They plan on having a dormitory with a commercial kitchen, a greenhouse, day classes, and week-long classes, enhanced by camping and/or vehicle camping with a youth-type setting. The increased traffic and dust pollution is a concern, but also the security on the road of people driving by and posting it on Facebook and showing other people. As Facebook followers grow, they are looking more and more at the area and the people in the area. He has not been able to find a description of a Folk Home, and there is nothing on the county list indicating a Folk Home. That is why they are concerned. How many people can they have, what can they do and when can they do it? Until this is straightened out, they would like to put a restriction and a formal request in to put a cap that the owners are there an hour before an event, there during the entire time of the event, and there an hour afterward, or until the last person leaves. We all object to a business being put in our neighborhood. They are asking the county to put a hold on this. They asked Vasa Township and whatever direction they are given today they will follow up on.

Commissioner Stenerson stated that he wanted to make sure that people understand that the board is not here to change an ordinance one way or the other for something we have not even seen as a request. We don't even know what you are talking about. He is glad the group is there as the board talks about the general concepts of ordinances and how it affects people. He is glad they are sharing this information with the board but wanted to make sure that everyone understands that they are not there tonight to act on a certain proposal, they are just designing ordinances. He said he is curious if anyone who came to the meeting tonight to discuss this is in an A-1 zone and their primary

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occupation is Agriculture. If anyone is a full-time Agriculture producer, he would appreciate hearing from them as well.

Mr. Baumgart stated that they were told by Vasa Township to come to this meeting to discuss. They were told that Goodhue County is sponsoring an Agricultural Artistic Sponsorship and that the people who own this land are working with the Red Wing Farmers Market and the Red Wing Arts for subsidizing. It is their understanding they have been planning this for a while and they want to know if they have an event scheduled.

Hanni stated the Red Wing Arts Council would not be the County. Red Wing Arts Council does different things around the area. They have had some issues where they have promoted some things and not had the proper permits.

Mr. Baumgart stated that is what they are concerned about. They told us there would be no alcohol being served, but they are bringing alcohol to a different venue. They are not doing it directly, they are having other people serve it. They would like some direction on how they should proceed to get this to the commissioners in whatever format they need because they are concerned that the changes that are being discussed will make it easier for them to have this Folk School.

Commissioner Fox stated that right now with Non-Agricultural Tourism in place, someone could apply for something and it would be easier than it would be if they made the proposed changes to the ordinance. Everyone is spending a lot of time voicing opinions but the Planning Advisory Commission is trying to tighten up the language so there is better control with an Interim Use Permit. If people tell them they don't want the Planning Advisory Commission to move forward, the applicant would have an easier time getting the Folk School approved without these changes. Right now, with Non-Agricultural Tourism, someone could come in with almost anything. If they have a better definition, they can say they want an Interim Use Permit, or they can say they can't figure out how this is going to fit.

Commissioner Miller said they are trying to tighten up the ordinances and revise the language. He also indicated that he does not think there is anything they could do about this issue at present.

Commissioner Fox said that right now they know nothing about this because nobody has brought anything to this group.

Mr. Baumgart asked if they come forward to request a Conditional Use Permit or an Interim Use Permit, who do they go to to ask for that?

Hanni stated that would be this group and then it would go to a public hearing.

Commissioner Fox said they can't comment on something that they haven't even brought forward.

Mr. Baumgart stated he is glad they are asking. They were told by Vasa to come here first because they just got the notice of the public hearing and said to go to this meeting.

Commissioner Stenerson said he is glad they are here, but they also need to understand that this board has no authority on that one issue. It is important that Vasa is directing them here because they are making decisions on whether to tighten the ordinance or not. And it is very helpful for them

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to hear their concerns. Even though the Board cannot fix their particular problem, it gives the Board knowledge about how it is affecting people when they design ordinances. He would direct them to take concerns about something they have heard to Staff so something doesn't happen without permits. That's a whole separate issue, staff can assist in enforcing the ordinance but this board cannot because a permit has not been applied for. The information provided helps them determine if they should be tightening up the ordinances.

Chuck Zervas said the point is they had no idea why these changes were being made until it was just mentioned. They do not want this in their neighborhood. They are just wanting to make sure these changes are not going to make things easier for the applicant. It is clear that it is not going to make it easier. He would like to take some time to read it and see if he can understand it.

Michelle Schroeder asked what should a homeowner do if this business venture just keeps doing things. Can the homeowners come and request a meeting or have a hearing to ask what they should do about it?

Vice-Chair Nystuen said that those questions should be directed to the County Staff. They address issues if there is something that is non-conforming or if someone is not following the rules.

Ms. Schroeder asked what about the Arts Board.

Hanni stated staff would contact Red Wing Arts to ensure future arts events have the proper permits.

Ms. Schroeder stated that they can only have two permitted events a year.

Hanni stated that is what they are talking about now. They are trying to clarify the language so there is less interpretation and it's a little bit clearer and events that happen more than twice per year come through the Conditional Use Permit process.

Ms. Schroeder said they could do an event every month and call it something different.

Hanni stated at this point she would caution against any more discussion on something that the board has not seen.

Commissioner Huneke indicated that Staff can't actively search the County for non-conforming properties or uses. Most of the board members here had no idea what all is going on there. That's when you would call Staff, tell them what is happening and ask if they have the proper permits. That will draw Staff's attention to it and they can investigate further. If there is something that you don't think is right, that would be where you would start.

Vice-Chair Nystuen stated they are trying to address at this public hearing about changing the ordinance, not specific issues. They do appreciate everyone bringing it up, but the board doesn't know anything about it.

Hanni stated Folk Schools are not defined in the County Ordinance. As they get into the discussion of what Rural Tourism is, they try not to pin down specifics because it changes so much. There is some interpretation of that.

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9After Vice-Chair Nystuen called three times for comments it was moved by Commissioner Huneke and seconded by Commissioner Miller to close the Public Hearing.

Motion carried 6:0

Commissioner Stenerson said he would like to come back to the argument he had on the first issue. When it comes to zoning, especially A-1, when they have a zone that they restrict to four residences, he has a problem anytime they just approve any form of request that is going to bring in large numbers of people, whether it's a venue or retreat center or something else. He doesn't think they are wrong for being in the county, he just feels there is a right place for them. He is not okay with using the highly protected A-1 zone. In A-2, probably in some places but not in others. He is okay with a Conditional Use Permit in an A-2. He is not in support of having venues in an A-1 Zone. If it is not directly related to Agriculture, it should not be in an A-1.

Commissioner Miller said he would not have a problem with that. But they would have to eliminate everything that is under "Institutional" in the Table of Uses from A-1. That includes community buildings, churches, cemeteries, memorial gardens, public schools, private schools, nursery schools, and funeral homes.

Commissioner Stenerson said he doesn't know about cemeteries, but anything that brings in large groups of people regularly probably doesn't belong in the A-1.

Commissioner Miller said he does not have a problem restricting it, but then you need to restrict everything from it, not be selective.

Hanni said to just keep in mind that if they don't allow Rural Tourism in A-1, they are making several existing businesses non-conforming. That means they won't be able to expand or do anything beyond their current operations. They have the Conditional Use and Interim Use process, which some were denied tonight and some were approved tonight. This is where they get into the details about whether it fits in the area. That is why there are public hearings, to get feedback. As far as the County is concerned, they like to be able to give landowners opportunities to do things. It is up to the board, the neighbors, and the public to say "Does this fit?", why does it or why doesn't it? She is relying on the Board having a public hearing and making some strong decisions one way or the other.

Commissioner Huneke agreed. It's a big County with different landscapes from one end to the other. He does not think they can blanket deny or blanket accept anything. It comes to this Board for a decision and the recommendation is passed on to the County Commissioners. He would not be in favor of canceling everything in A-1. Going more with Interim Uses so it can't just start changing hands all of a sudden may be the better option.

Commissioner Stenerson asked about the businesses that are already operating. They have changed policies in the past as the needs have changed. Yes, it has made people non-conforming or they cannot expand but maybe sometimes it should cease or they would have to come in with a variance request to explain why they should be the exception. He is concerned with just depending on the Conditional Use Permit process instead of absolute standards. If there were absolute standards, it makes it easier for anyone who wants to open a business to come in and ask if it is allowed or not. If

**PLANNING ADVISORY COMMISSION
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DRAFT**

the ordinance states that they accept this type of operation but want it restricted or funneled to certain areas, the investors will have to look into those areas. There is some advantage to just saying no to certain things. The goal is to protect the ability to continue to make this a major agricultural production community.

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

adopt the staff report into the record, and recommend the County Board of Commissioners **APPROVE** the amendments to Articles 10 (Definitions), 11 (Performance Standards), and 20 (Table of Uses). With one change to update the Conditional Use Permit for all Wedding Venues, under Rural Tourism, to an Interim Use Permit, in all zones.

Hanni said they currently have it as CUP/IUP. In the past, depending on what the request was, the Board has given Staff direction that they don't want it as a CUP and recommended approval as an IUP. That gives the board a little flexibility too, because some of the requests might be a better fit as a CUP.

Commissioner Miller stated he is fine with changing it to CUP/IUP.

Commissioner Stenerson said that one of the things they tend to use with venues is an Operational Plan. That means they have assessed the individual and how they are planning on doing their plan. If a CUP is used on any of the requests, that means the next person that comes can continue the business. If an IUP is used, once a property is sold, it gives the Board the power to review and make sure the new owners have the same standards as the previous owners. We might want to consider strictly the IUP for that reason.

Commissioner Miller indicated that he believes that staff needs the flexibility of the CUP in there also. In case something is being developed that an IUP would not be appropriate for. He indicated that when Wedding Venues come up in particular, IUP is the direction he will want to go.

Commissioner Fox said he would reiterate that because Staff does a good job but they also have to remember to work with the Board. As far as seconding what Commissioner Miller moved, he would be willing to amend the motion to give the option for a CUP/IUP. Then the Board always has the option to use whichever one they think fits best for the particular request.

Motion carried 5:1 (Commissioner Stenerson opposed)

Other Discussion

Pierret stated that there will be another Public Hearing on the ordinance amendments on July 18th with the County Board. Notices will be sent out and will be posted on the County website.

¹¹ADJOURN: Motion by Commissioner Huneke and seconded by Commissioner Fox to adjourn the Planning Commission Meeting at 7:42 p.m.

Motion carried 6:0

PLANNING ADVISORY COMMISSION
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DRAFT

Respectfully Submitted,
Patty Field, Zoning Administrative Assistant

MOTIONS

- ¹ APPROVE the PAC meeting agenda
Motion carried 5:0
- ² APPROVE the previous month's meeting minutes
Motion carried 5:0
- ³ Motion to close the Public Hearing
Motion carried 6:0
- ⁴ DENY the request for a Map Amendment
Motion carried 5:1 (Miller dissented)
- ⁵ Motion to close the Public Hearing
Motion carried 6:0
- ⁶ APPROVE the request for a Preliminary and Final Plat
Motion carried 6:0
- ⁷ Motion to close the Public Hearing
Motion carried 5:0 (Huneke abstained)
- ⁸ APPROVE the request for a Preliminary and Final Plat
Motion carried 5:0 (Huneke abstained)
- ⁹ Motion to close the Public Hearing
Motion carried 6:0
- ¹⁰ APPROVE the request for amendments to Article 10, 11, and 20
Motion carried 5:1 (Stenerson opposed)
- ¹¹ ADJOURN. Motion to adjourn the meeting
Motion carried 6:0

UNOFFICIAL UNTIL APPROVED BY THE PAC

Goodhue County Land Use Management

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

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

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

To: Planning Advisory Commission
From: Land Use Management
Meeting Date: July 17, 2023
Report date: July 7, 2023

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request, submitted by Mitchell Rigelman (Applicant) on behalf of Wesley F Moechnig Et Al (Owner) to rezone 1.22 acres from A-3 (Urban Fringe District) to R-1 (Suburban Residence District).

Application Information:

Applicant: Mitchell Rigelman (Applicant) on behalf of Wesley F Moechnig Et Al (Owner)
Address of zoning request: Territorial Road Lake City, MN 55041
Parcel: 32.200.0310
Legal Description: Part of the SE ¼ of the NW ¼ of Section 31 TWP 112 Range 12 in Florence Township
Township: Florence Township approved the proposed split and rezoning request in 2022.

Attachments and links:

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

Overview:

The Applicant (Mitchell Rigelman) has submitted a “change of zone” request for 1.22 acres of parcel 32.200.0310 in Florence Township. The A-3 (Urban Fringe District) zoned parcel currently contains approximately 53.42 acres with the 1.22 acres proposed to be rezoned to R-1 (Suburban Residence District) separated from the majority of the parcel by parcels 32.200.0320 and 32.200.0330.

The current A-3 zoning classification does not allow the 1.22 acres to be split from the 53.42-acre parcel due to the 35-acre minimum lot size requirement. Properties in the A-3 District are not considered buildable for any structures if they are under 35 acres. If rezoned to R-1, the 1.22 acres could be split from the remaining 52 acres and would be considered an eligible building site.

Project Summary:

Property Information:

- The subject property consists of a single, non-contiguous parcel comprising 53.42 acres. Most of the parcel consists of tillable land with wooded bluff areas to the west. The 1.22 acres in question are vacant and not currently used for agriculture purposes.
- Adjacent properties are zoned A-3, A-2 (General Agriculture District) in section 36 of Florence Township, and R-1 (Suburban Residence District) as part of the Golf View Ridge First Addition. All land adjacent to the 1.22 acres to be rezoned is currently zoned A-3.
- The subject property is surrounded by medium-density residential development and the Lake City Golf Course. Land in the city of Lake City is less than ½ mile to the west.
- The property is not located within a Historic Preservation District. It is not anticipated that any

historic amenities will be negatively impacted as a result of the proposed rezone.

- No portions of the property are designated Shoreland or Floodplain.

Proposed Uses:

- If rezoned, the 1.22-acre parcel would be eligible for one dwelling site due to R-1 District’s 1-acre minimum lot size provisions.

Accessibility:

- The Right-of-Way authority for Territorial Road is Florence Township. Future driveway access onto Territorial Road would need to be approved by the Township prior to construction.

Planning Information:

- The R-1 District is intended to provide a district that defines and protects areas suitable for low to medium-density residential development as the principal use of the land and to allow related facilities desirable for a residential environment. It is also intended that the district allows varying densities of development in accordance with the ability to provide water and sewer facilities.
- The 1.22 acres to be rezoned is currently vacant land. There are no registered Feedlots within 1,000 feet or 96% OFFSET odor annoyance-free distance.
- The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Burkhardt Sandy Loam	0-6%	1.1	100%	Farmland of Statewide Importance

Goodhue County Comprehensive Plan:

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

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

“Work with Townships to evaluate and designate suitable residential sites that minimize conflicts with agricultural and rural uses”

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission:

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

recommend that the County Board of Commissioners **APPROVE** the map amendment request from Mitchell Rigelman (Applicant) on behalf of Wesley F Moechnig Et Al (Owner) to rezone 1.22 acres from A-3 (Urban Fringe District) to R-1 (Suburban Residence District).





Goodhue County Land Use Management

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

- Subd. 5
- A. The names and addresses of the petitioner or petitioners and their signatures to the petition. **See application**
 - B. Survey information: **See application**
 - C. The current and proposed district: **A3 to R1**
 - D. The current use and the proposed use of the land. **The 1.22 acres to be rezoned are currently vacant and are not used for agricultural purposes.**
 - E. The reason for the requested change of zoning district. **In order to create a building site and split 1.22 acres of land from 53 acres in the A3 District where there is a 35 acre minimum lot size. The split cannot be approved unless the 1.22 acres is rezoned to R-1 where there is a 1 acre minimum lot size.**
 - F. A copy of the soil map showing the soils types within the proposed boundary and the surrounding area. **A soils map for the site has been prepared.**
 - G. Prime Farmland Rating of the soil types in F.
 - The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Burkhardt Sandy Loam	0-6%	1.1	100%	Farmland of Statewide Importance

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

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

The 1.22 acres to be rezoned does not contain any sensitive environmental features such as bluffs or shoreland. Septic systems must be permitted with the County Environmental Health Department and adhere to applicable rules and regulations for siting and design. A septic professional will need to analyze the site to prepare a permit.

- 2. The compatibility with surrounding land uses

Surrounding land uses include medium-density residential, the Lake City Golf Course, wooded blufflands, tilled cropland, and land within the City of Lake City.

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

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

Subd. 6 The housing density of the affected Section

Section 31 TWP 112 R12 is an A-3 zoned section with some areas zoned R-1. Dwelling density in the A-3 District is limited to one dwelling per 35 acres. There are currently 19 dwellings in the A-3 zoned portions of the section, only

one of which is on a parcel 35 acres or more. There are 14 dwellings in the R-1 portion of the section which is part of the Golf View Ridge First Addition plat.

Subd. 7 The impact on any surrounding agricultural uses

The property is not currently used for agricultural purposes. There are no feedlots within 1,000 feet or 96% OFFSET odor annoyance free rating of the property. There is land used for cropland in the vicinity however the rezoning would not affect any land currently used for agriculture.

Subd. 8 The impact on the existing transportation infrastructure

The Applicant's property is accessed off of Territorial Road (asphalt surface). Any new access points would need to be approved by the road authority, Florence Township.

Subd. 9 The impact on surrounding zoning districts

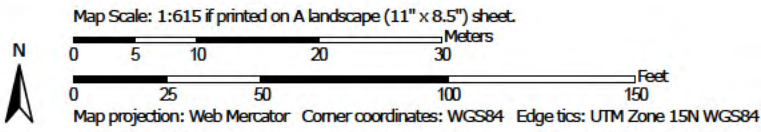
The 1.22 acres and all surrounding land is zoned A-3 Urban Fringe.

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

Rezoning the subject parcel to R1 does not appear to have negative cumulative effects on the immediate surrounding area or the City of Lake City. The surrounding area is used primarily for medium-density residential among some cropland and the Lake City Golf Course.

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


Custom Soil Resource Report Soil Map




Custom Soil Resource Report


MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout


 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit


 Gravelly Spot


 Landfill


 Lava Flow


 Marsh or swamp


 Mine or Quarry


 Miscellaneous Water


 Perennial Water


 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other


 Special Line Features


Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Goodhue County, Minnesota
Survey Area Data: Version 18, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 17, 2020—Sep 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
N623B	Burkhardt sandy loam, 0 to 6 percent slopes	1.1	100.0%
Totals for Area of Interest		1.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

RECEIVED
JUN 08 2023

MAP Amendment

\$500 RECEIPT# 18123 DATE 6-8-23

7230024

APPLICATION FOR Land Use Management
Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME: Mitchell Rigelman	
APPLICANT'S ADDRESS: 408 W Chestnut St Lake City, MN 55041	TELEPHONE: EMAIL:

CONTACT FOR PROJECT INFORMATION: <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div>	
ADDRESS: 	TELEPHONE: () EMAIL:

- Map Amendment - Parcel: 32.200.0310 ; Current District: AG Requested District: R1
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____

1. Stated reason for map amendment(s) requested:

We plan to split and rezone the 1 acre plot to the southeast of the property with the intent to sell as a residential building site.

2. Proposed future use(s) of the property to be rezoned:

Residential building site.

3. Compatibility of the proposed zoning district with existing land uses in the area:

Excellent

4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:

Please see the attached survey provided by Johnson Scofield, and area of interest map for your review and understanding of the area requested to split and rezone.

Applicant's Affidavit

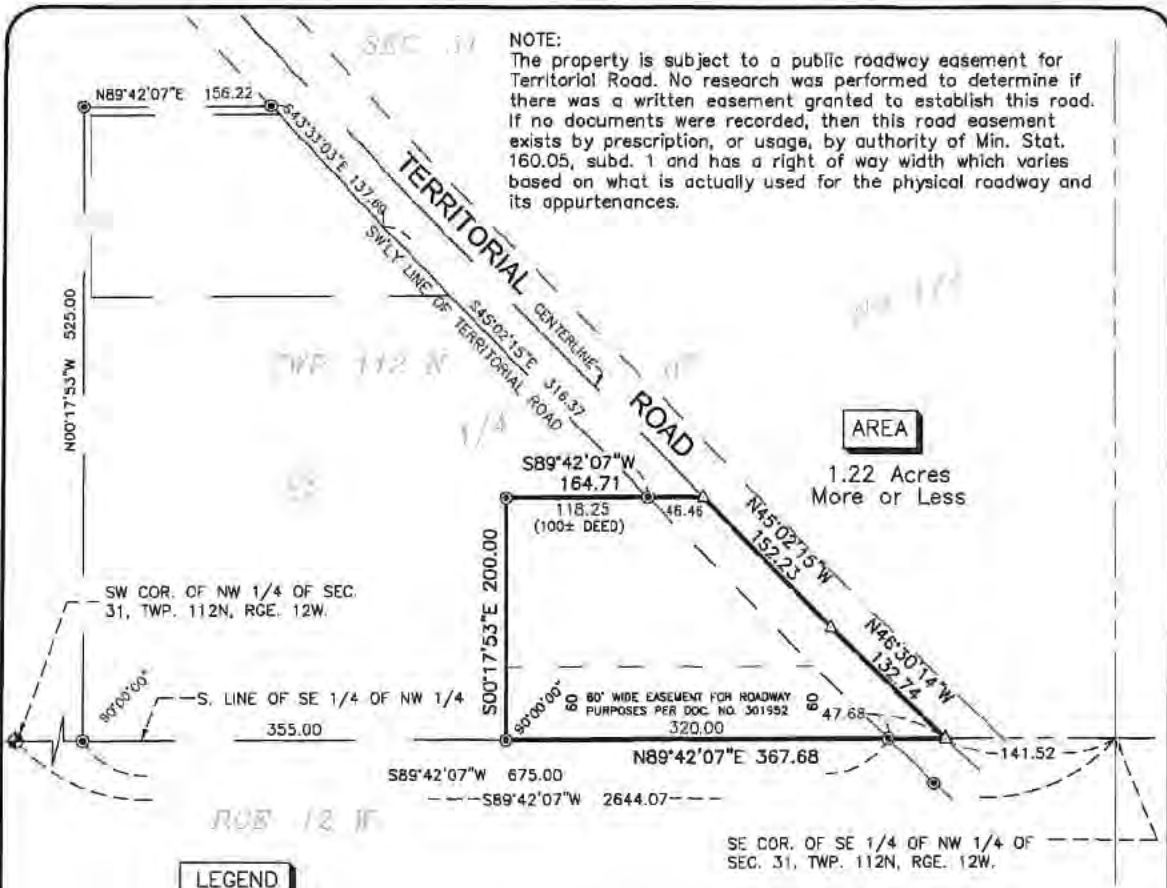
Under penalty of perjury the following declarations are made:

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

Signature: Mitch Rigelman

Date: 6/8/23

Print name: Mitchell Rigelman owner or authorized agent



NOTE:
 The property is subject to a public roadway easement for Territorial Road. No research was performed to determine if there was a written easement granted to establish this road. If no documents were recorded, then this road easement exists by prescription, or usage, by authority of Min. Stat. 160.05, subd. 1 and has a right of way width which varies based on what is actually used for the physical roadway and its appurtenances.

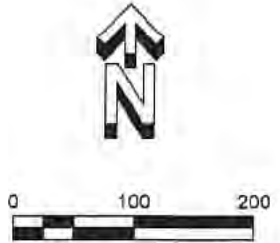
LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- △ DENOTES SET PK NAIL.
- ⊙ DENOTES FOUND IRON MONUMENT.
- ◆ DENOTES GOODHUE CO. SECTION CORNER.

PROPOSED PROPERTY DESCRIPTION

That part of the Southeast Quarter of the Northwest Quarter of Section 31, Township 112 North, Range 12 West, Goodhue County, Minnesota, which lies southwest of Territorial Road, described as follows:

Commencing at the intersection of the south line of said Southeast Quarter of the Northwest Quarter and the southwesterly line of said Territorial Road; thence on an assumed bearing of South 89 degrees 42 minutes 07 seconds West, along the south line of said Southeast Quarter of the Northwest Quarter, a distance of 675.00 feet, thence North 00 degrees 17 minutes 53 seconds West, at right angles to said south line, a distance of 525.00 feet, thence North 89 degrees 42 minutes 07 seconds East, parallel to said south line, a distance of 156.22 feet to the southwesterly line of said Territorial Road, as now located and established; thence South 43 degrees 33 minutes 03 seconds East, along said southwesterly line, a distance of 137.69 feet to an angle point in said southwesterly line; thence South 45 degrees 02 minutes 15 seconds East, along said southwesterly line, a distance of 316.37 feet to a point 200.00 feet north of said south line of the Southeast Quarter of the Northwest Quarter, as measured at right angles, said point also being the point of beginning of the land to be described; thence South 89 degrees 42 minutes 07 seconds West, parallel to the south line of said Southeast Quarter of the Northwest Quarter, a distance of 118.25 feet; thence South 00 degrees 17 minutes 53 seconds East, at right angles to said south line, a distance of 200.00 feet to the south line of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 42 minutes 07 seconds East, along said south line, a distance of 367.68 feet to the centerline of said Territorial Road; thence North 46 degrees 30 minutes 14 seconds West, along said centerline, a distance of 132.74 feet to an angle point in said centerline; thence North 45 degrees 02 minutes 15 seconds West, along said centerline, a distance of 152.23 feet to the intersection with a line bearing North 89 degrees 42 minutes 07 seconds East from the point of beginning; thence South 89 degrees 42 minutes 07 seconds West, parallel to said south line, a distance of 46.46 feet to the point of beginning.



BEARINGS SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN)

S:SHARE/STR/CERTS/112-12/31/MITCH RIGELMAN W0 22-131/RIGELMAN SE PARCEL.DWG

CERTIFICATE OF SURVEY FOR:
MITCHELL RIGELMAN

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
 1203 MAIN STREET, RED WING, MN 55066
 (651) 388-1668

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

Marcus S. Johnson
 Marcus S. Johnson
 Minnesota License No. 47460
 Date: December 9, 2022

EK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	22-924	S-10497	



PROPERTY DESCRIPTION OF RECORD DOC. NO. A675933

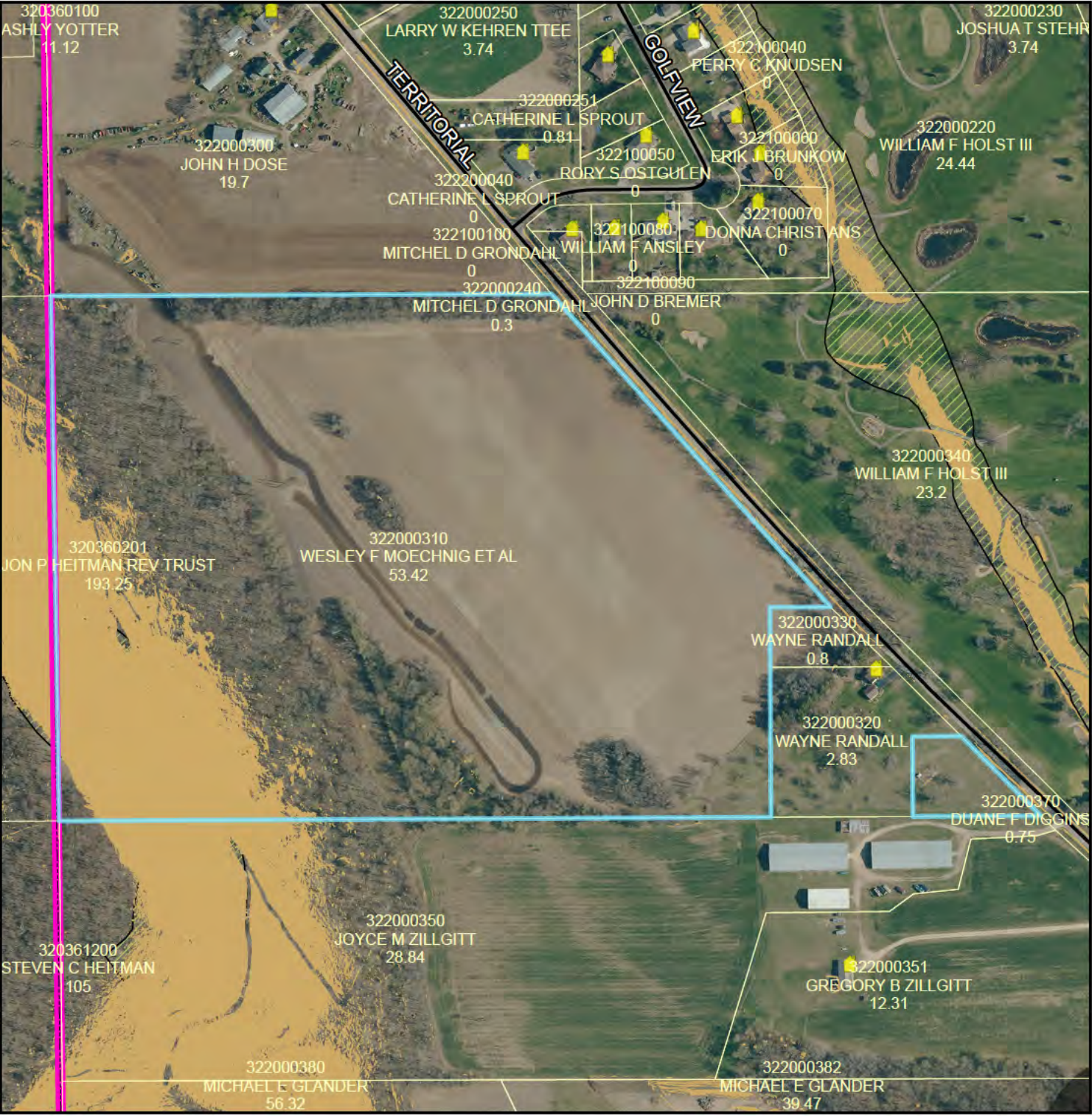
All that part of the South Half of the Northwest Quarter of Section Thirty One which lies southwest of the Territorial Road in Township One Hundred Twelve North Range Twelve West (also described as Lots 36 and 37), except that part of the South Half of Northwest Quarter of Section Thirty One in Township One Hundred Twelve North Range Twelve West which lies southwest of the Territorial Road, described as follows, to-wit: Beginning at the intersection of the south line of said South Half of Northwest Quarter and the southwesterly line of said Territorial Road for a point of beginning, thence in a Northwesterly direction 520 feet along the southwesterly line of said Territorial Road for the point of beginning of this description; thence west 300 feet parallel with the said south line of said South Half of Northwest Quarter, thence at right angles North 150 feet parallel with the west line of said South Half of Northwest Quarter, thence at right angles east and parallel to the said South line of South Half of Northwest Quarter to the southwesterly line of said Territorial Road, thence in a Southeasterly direction along the said southwesterly line of said Territorial Road to the point of beginning.

EXCEPT

That part of the South Half of Northwest Quarter of Section Thirty One in Township One Hundred Twelve North Range Twelve West which lies southwest of the Territorial Road, described as follows, to-wit: Beginning at the intersection of the south line of said South half of Northwest Quarter and the southwesterly line of said Territorial Road for a point of beginning, thence westerly along the south line of said South 1/2 of the NW 1/4 a distance of 675 feet, thence northerly at right angles a distance of 525 feet, thence easterly parallel to the south line of said South 1/2 of the Northwest 1/4 to the southwesterly line of said Territorial Road, thence south along the southwesterly line of said territorial road to the point of beginning. EXCEPTING therefrom one acre more or less described as follows: That part of the South Half of Northwest Quarter of Section Thirty One in Township One Hundred Twelve North Range Twelve West which lies southwest of the Territorial Road described as follows, to-wit: Beginning at the intersection of the south line of said South half of Northwest Quarter and the southwesterly line of said Territorial Road for a point of beginning, thence westerly 320 feet along the south line of South 1/2 of the NW 1/4, thence northerly at right angles a distance of 200 feet, thence easterly parallel to the south line approximately 100 feet more or less to the southwesterly line of the Territorial Road, thence south along the southwesterly line of said Territorial Road to the point of beginning.

CERTIFICATE OF SURVEY FOR:
MITCHELL RIGELMAN

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
July 17, 2023

Mitchell Rigelman (Applicant) on behalf
of Wesley F Moechnig Et Al (Owner)

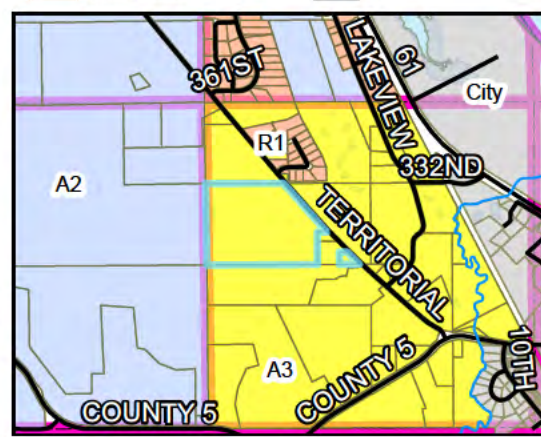
A3 Zoned District

Part of the SE 1/4 of the NW 1/4 of
Section 31 TWP 112 Range 12 in
Florence Township

Request to rezone 1.22 acres from A-3
to R-1

Legend

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



DATA DISCLAIMER: Goodhue County assumes
NO liability for the accuracy or completeness of this map
OR responsibility for any associated direct, indirect,
or consequential damages that may result from its use
or misuse. Goodhue County Copyright 2023.

2022 Aerial Imagery
Map Created June, 2023 by LUM



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
July 17, 2023

Mitchell Rigelman (Applicant) on behalf
of Wesley F Moechnig Et Al (Owner)

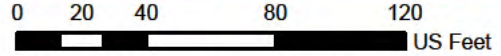
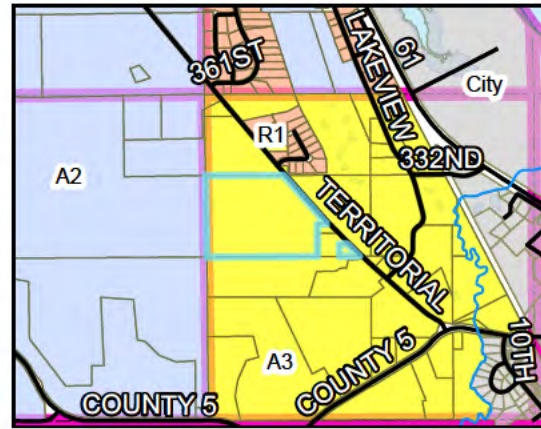
A3 Zoned District

Part of the SE 1/4 of the NW 1/4 of
Section 31 TWP 112 Range 12 in
Florence Township

Request to rezone 1.22 acres from A-3
to R-1

Legend

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

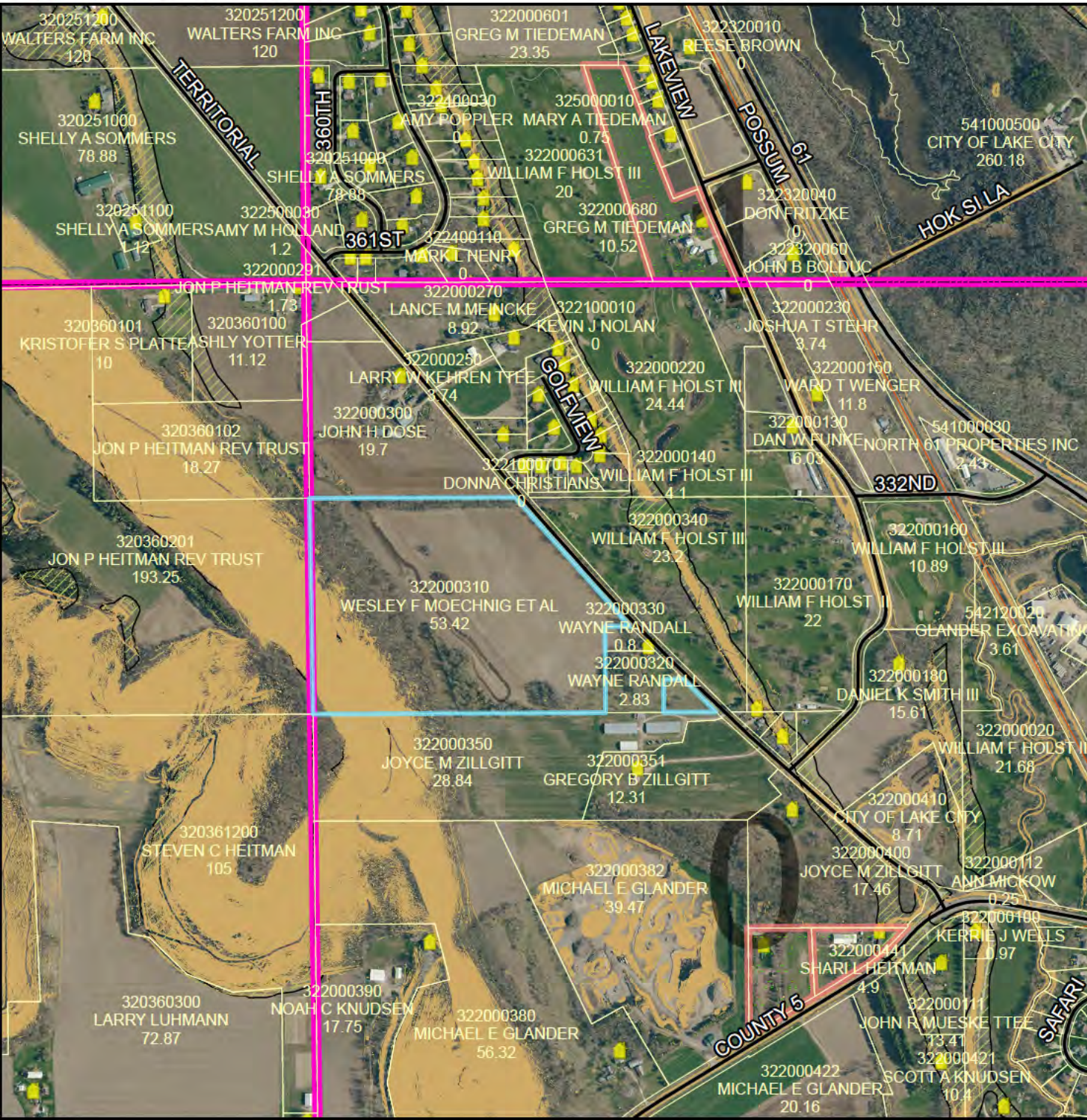


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MAP 02: VICINITY MAP



PLANNING COMMISSION

PAC Meeting
July 17, 2023

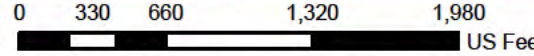
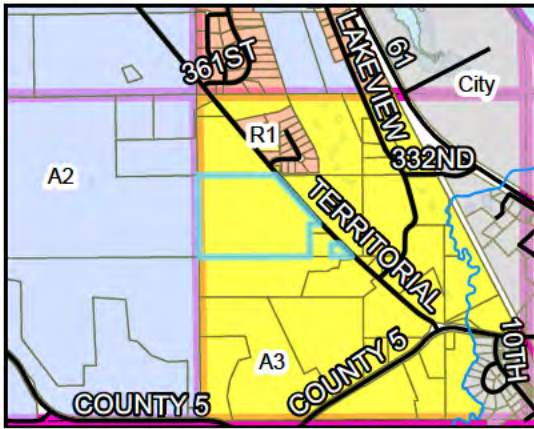
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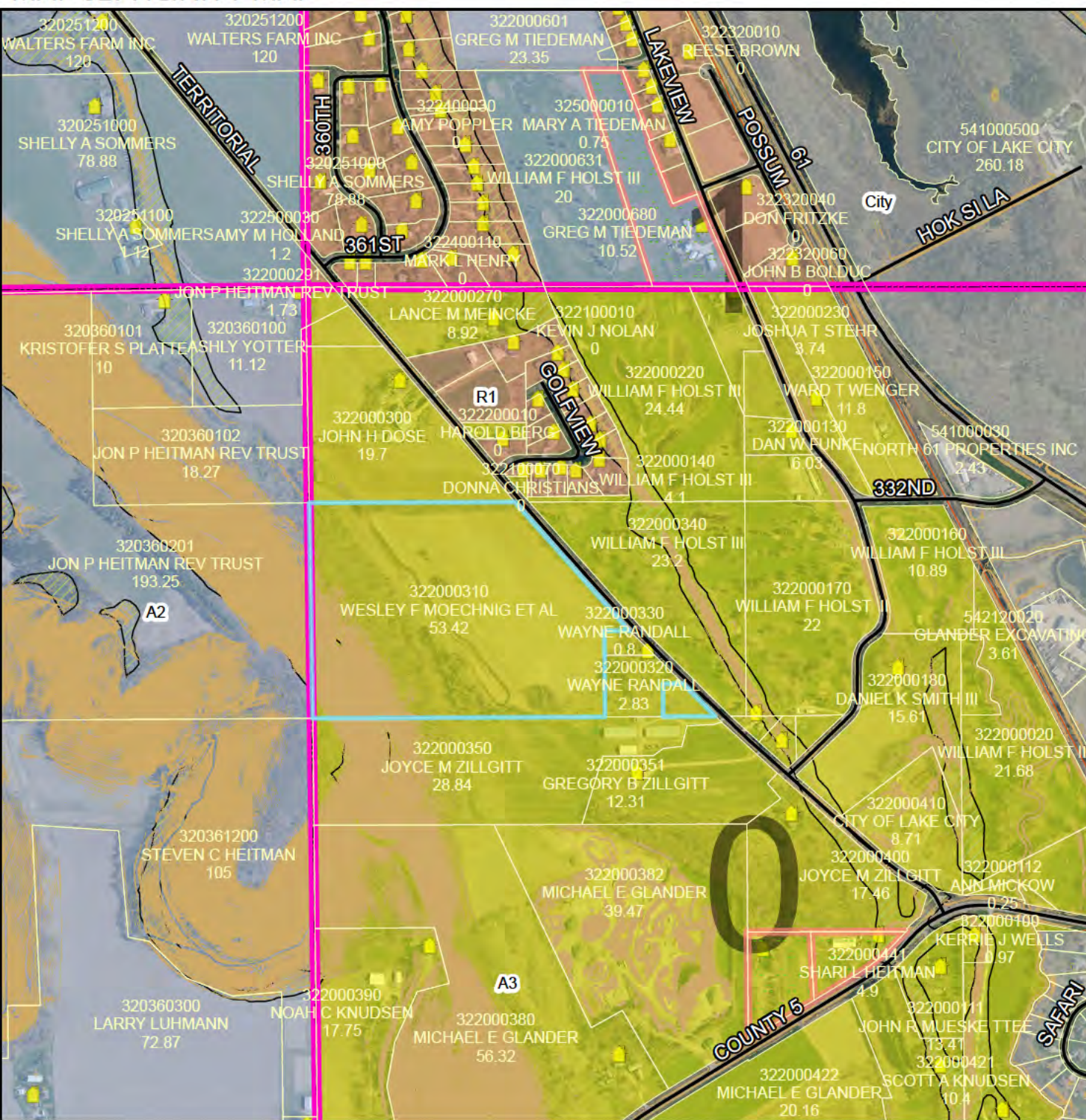
	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		30
	Lakes & Other Water Bodies		FEMA Flood Zones
	Shoreland		2% Annual Chance
	Historic Districts		A
	Parcels		AO
	Registered Feedlots		X
	Dwellings		
	Municipalities		



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MAP 02: VICINITY MAP



PLANNING COMMISSION

PAC Meeting
July 17, 2023

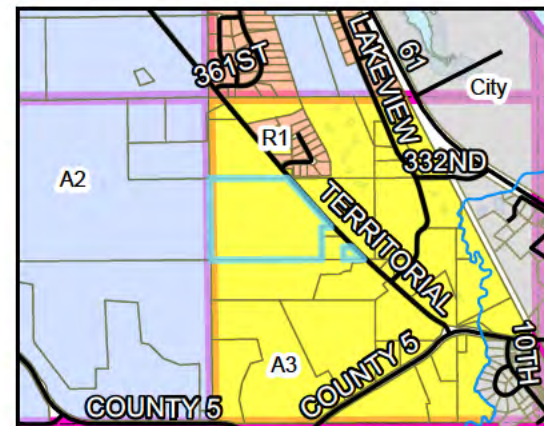
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of Wesley F Moechnig Et Al (Owner)

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Part of the SE 1/4 of the NW 1/4 of
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Florence Township

Request to rezone 1.22 acres from A-3
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Legend

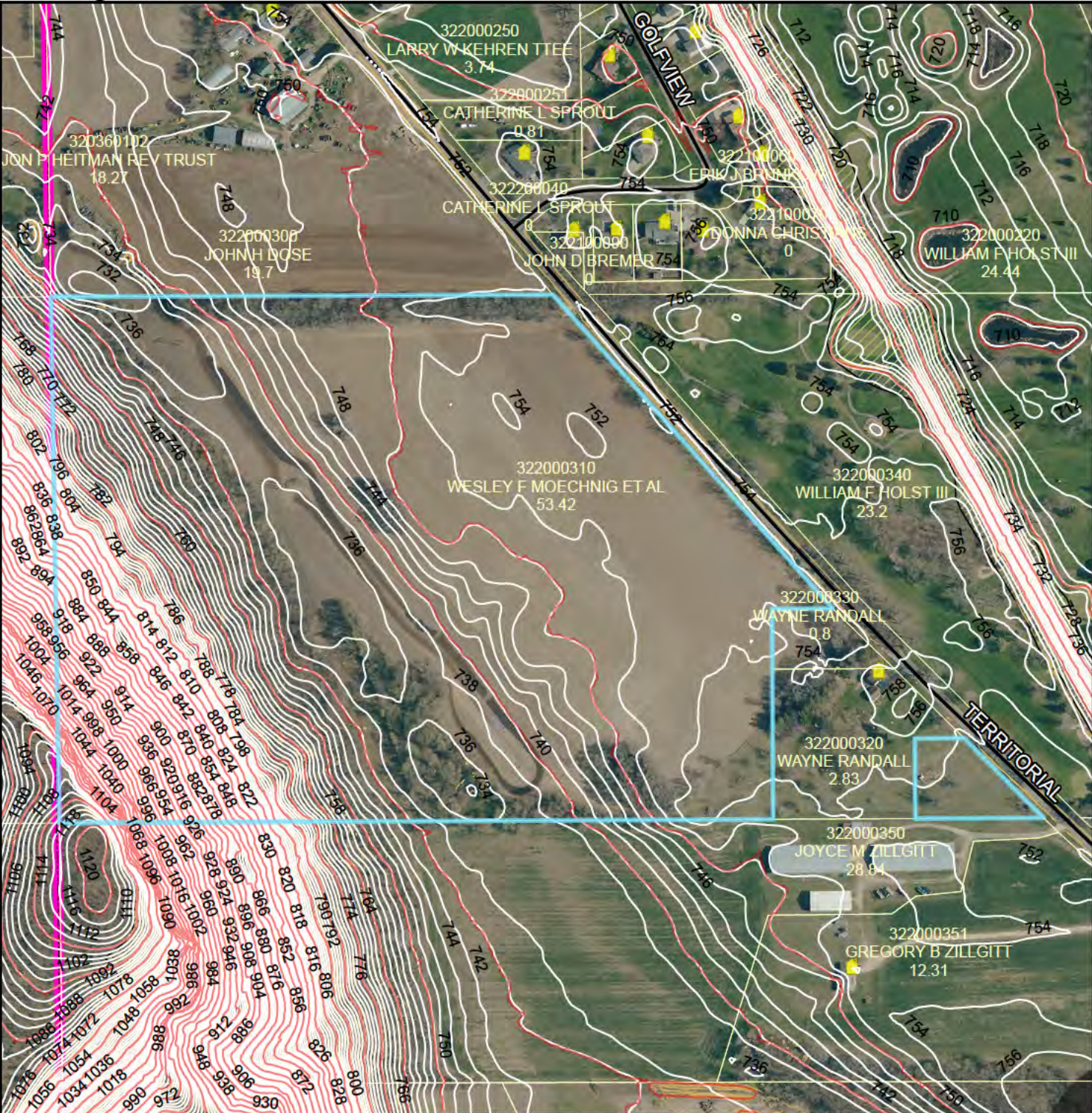
	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		30
	Lakes & Other Water Bodies		2% Annual Chance
	Shoreland		A
	Historic Districts		AE
	Parcels		AO
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	Dwellings		
	Municipalities		



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MAP 03: ELEVATIONS



PLANNING COMMISSION

PAC Meeting
July 17, 2023

Mitchell Rigelman (Applicant) on behalf of Wesley F Moechnig Et Al (Owner)

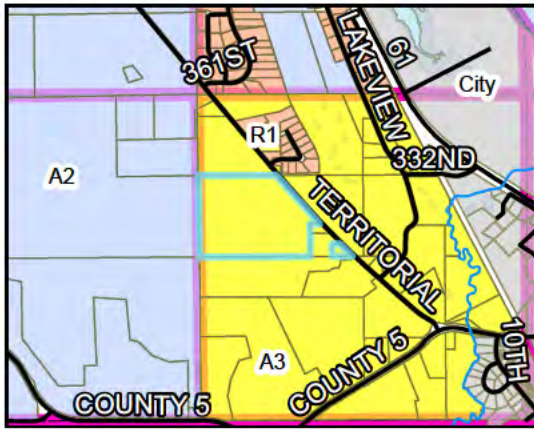
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Part of the SE 1/4 of the NW 1/4 of Section 31 TWP 112 Range 12 in Florence Township

Request to rezone 1.22 acres from A-3 to R-1

Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
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2022 Aerial Imagery
Map Created June, 2023 by LUM



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: July 17, 2023
Report date: July 7, 2023

PUBLIC HEARING: Request for IUP for up to Four Animal Units on a 5 Acre Parcel Zoned R-1 (Suburban Residence District)

Request submitted by Gary Arntson (Owner) for an Interim Use Permit to allow up to 4 horses to be kept on a parcel zoned R-1, Suburban Residence District

Application Information:

Applicant: Gary Arntson (owner)
Address of zoning request: 37533 County 14 BLVD Dennison, MN 55018
Parcel(s): 45.024.1901 and 45.024.1100
Abbreviated Legal: Part of the NW ¼ of the SE ¼ of Section 24 TWP 111 Range 18 in Warsaw Township
Township Information: Warsaw Township signed acknowledgment of the proposal on June 12, 2023, with no additional comments
Zoning District: R-1 (Suburban Residence District)

Attachments and links:

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

Background:

Goodhue County amended Article 20 of the Zoning Ordinance "Table of Uses" in 2019 to add a provision so that properties zoned R-1 (Suburban Residence District) could have livestock animals such as chickens, horses, sheep, etc. on parcels 1 acre or greater as an Interim Use. Animals are limited to one animal unit per acre up to 9.9 animal units because property owners must register as a Feedlot at 10 animal units. Feedlots are not a permitted use in the R-1 District. Previously, a maximum of 3 horses had been allowed in the R-1 District on parcels 5 acres or larger with a Conditional or Interim Use Permit.

The Applicant desires to have up to 4 horses on their property currently zoned R-1. The Applicant owns two contiguous parcels containing approximately 6.4 acres therefore up to 6 horses could be kept on the properties.

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 / Building Information:

- The subject property consists of two contiguous parcels comprising approximately 6.4 acres.
- The property is bordered by R-1 zoned parcels to the west and north across County 9 BLVD. Land zoned A-2 (General Agriculture District) is located on all sides of the property. Property owners in A-2 Districts are permitted to have up to 9.9 animal units without a permit and may apply for Feedlot permits to exceed that number.
- The Applicant obtained a building permit for an accessory building intended to be used for the horses in October 2022. The Zoning Administrator approved the permit subject to the condition that no animals be kept in the building until an IUP is approved for animals in an R-1 zone.
- The property contains a single-family dwelling and the new accessory building. There are two existing fenced-in areas for the horses, one north of the dwelling and one south of the dwelling. A fenced riding ring is proposed to be installed on the property if the IUP is approved.
- Manure will be handled appropriately by storing it on-site in an area that will not be a nuisance and regularly having the manure picked up to be used as fertilizer.
- There is the potential for some odor to be caused by having animals on site. This is not uncharacteristic of other agricultural uses in the area. There are 4 properties with registered Feedlots within ½ mile of the property. The nearest dwellings are approximately 100 feet from the Applicant's west property line. These dwellings are also zoned R-1 and are buffered from the area proposed for horses by a wooded bluff.

Draft Findings of Fact:

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

1. The proposal to keep 4 horses on the property 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 surrounding area is primarily agricultural land where animal husbandry and feedlots are common.
2. The proposal to have 4 horses is not anticipated to impede the normal and orderly development or improvement of surrounding vacant property for uses predominant to the area. The proposal does not appear incompatible with adjacent agricultural land uses. The Applicant cannot register as a Feedlot in the R-1 District.
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 proposal.
4. The facility has ample room to provide sufficient off-street parking and loading space to serve the use and meet the Goodhue County Zoning standards.
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. Odor will be addressed by keeping pen areas clean and removing manure regularly from the area.

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 submitted by Gary Arntson (owner) to keep no more than 4 horses on parcels zoned R-1 Suburban Residence District.

Subject to the following condition:

1. This IUP shall expire upon a change in ownership of the property.



2023 Aerial photo using EagleViewer Imagery. View from the south looking at new building.

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 45.024.1901

Permit# 7230026

PROPERTY OWNER INFORMATION

Last Name: ~~XXXX~~ ARNTSON First GARY

Email: E

Street Address 109 16TH AV. S.

Phone

City SOUTH ST. PAUL State MN Zip 55075 Attach Legal Description as Exhibit "A"

Authorized Agent Phone

Mailing Address of Landowner: SAME AS ABOVE

Mailing Address of Agent:

PROJECT INFORMATION

Site Address (if different than above): 37533 COUNTY 14 BLVD. DENNISON MN.

Lot Size 5+ ACERS Structure Dimensions (if applicable) 24 X 32 55018

What is the conditional/interim use permit request for? FOR HORSES IN THE BARN WE BUILT

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized

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: Beth Arntson

Date 12/2/2022

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 [Signature]

Title SUPERVISOR

Date 6-12-23

Comments:

COUNTY SECTION

COUNTY FEE \$350

RECEIPT # 18129

DATE PAID 5/20/2023

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

JUN 20 2023

Land Use Management

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).

JUST WANT TO HAVE 4 HORSES ON PROPERTY

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

A BARN FOR HORSES

3. Proposed number of non-resident employees.

NO EMPLOYEES

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

X

5. Planned maximum capacity/occupancy.

X

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

X

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

X

8. Proposed solid waste disposal provisions.

X Professional pickup. Stored on-site until pickup - per phone 7-523

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

X



10. Existing and proposed exterior lighting.

X

11. Existing and proposed exterior signage.

X

12. Existing and proposed exterior storage.

X

13. Proposed safety and security measures.

X

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

X

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

X manure will be handled appropriately, stored on-site
away from dwelling and will be picked up for use as fertilizer
- per phone 7-5-23
- [signature]

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

X Fencing established and additional fencing may
be added to create riding ring - per phone 7-5-23
- [signature]

17. Existing and proposed surface-water drainage provisions.

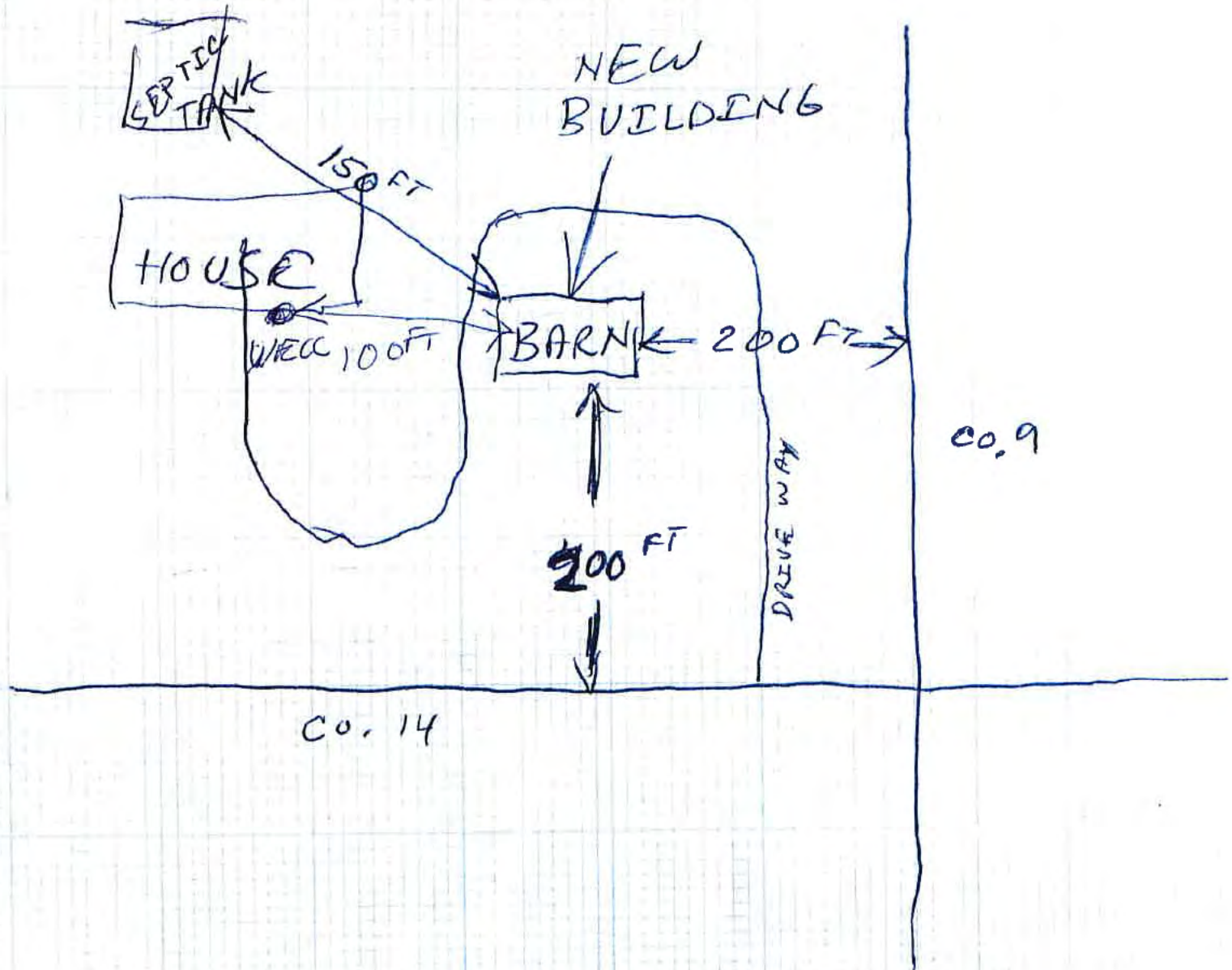
X

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

X

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

X



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
July 17, 2023

Gary Arntson (Owner)

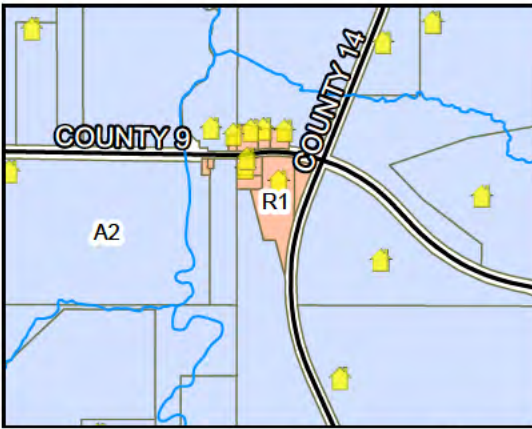
R1 Zoned District

Part of the NW 1/4 of the SE 1/4
of Section 24 TWP 111 Range 18
in Warsaw Township

Request for IUP to allow up to 4 horses
to be kept on a parcel zoned R1
Suburban Residence District

Legend

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



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MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
July 17, 2023

Gary Arntson (Owner)

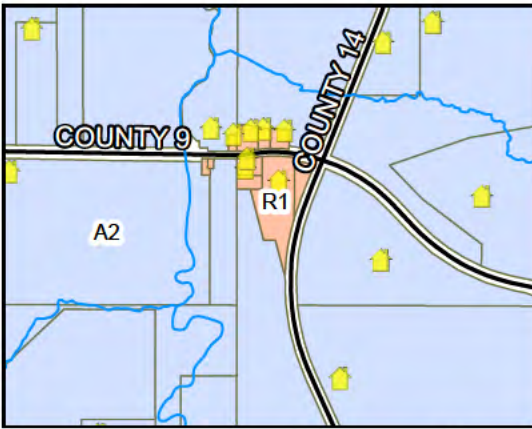
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Legend

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

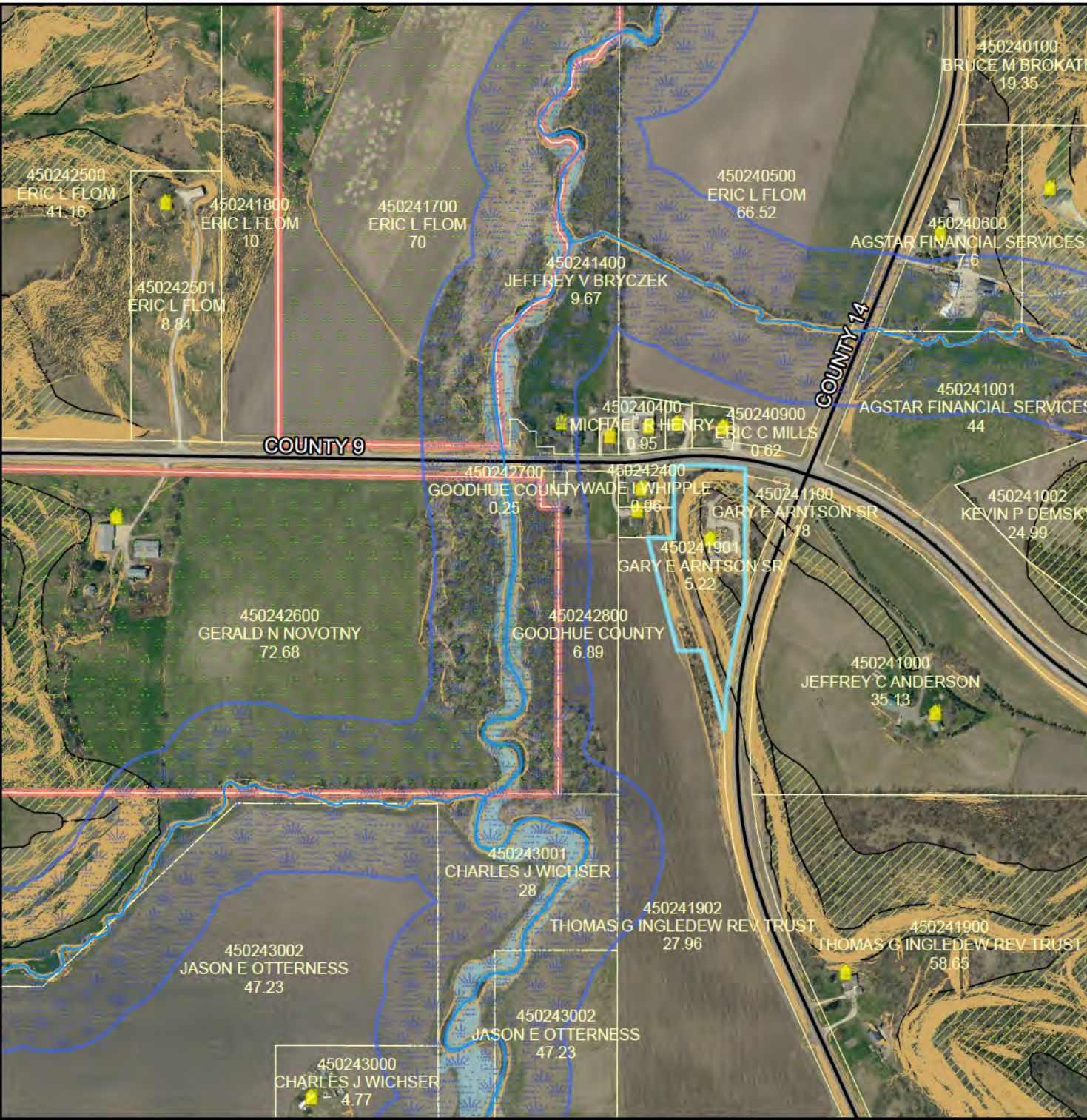


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MAP 02: VICINITY MAP



PLANNING COMMISSION

PAC Meeting
July 17, 2023

Gary Arntson (Owner)

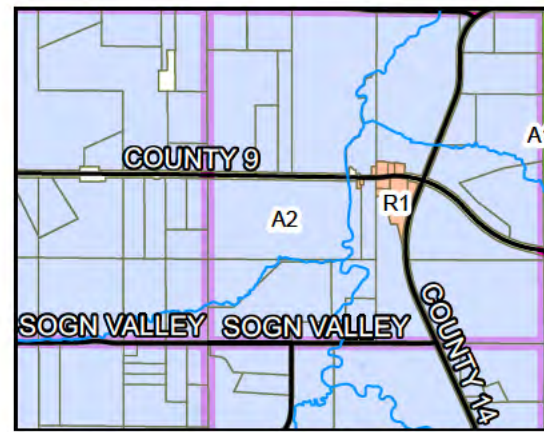
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Suburban Residence District

Legend

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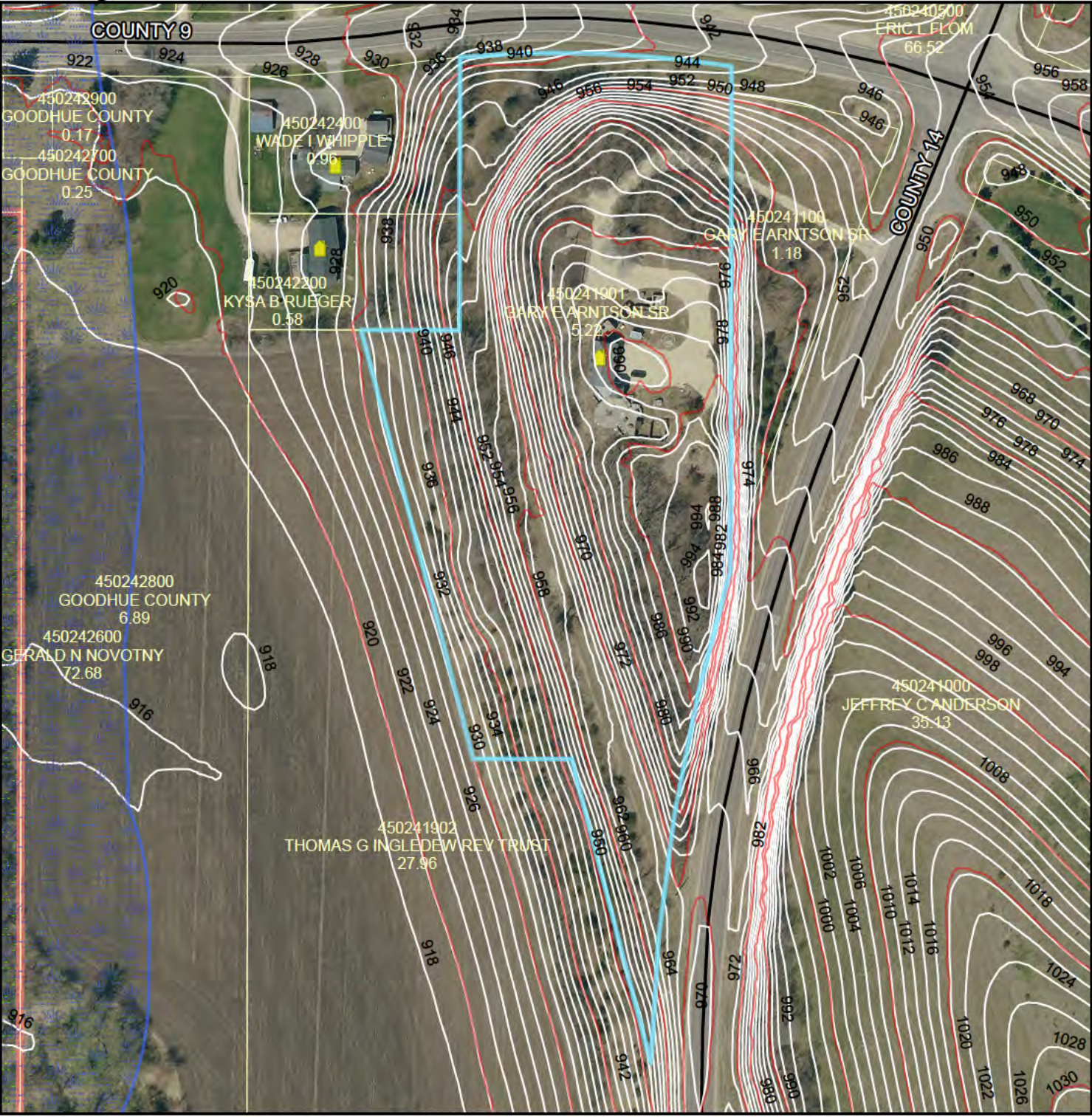


0 210 420 840 1,260 US Feet

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MAP 03: ELEVATIONS



PLANNING COMMISSION

PAC Meeting
July 17, 2023

Gary Arntson (Owner)

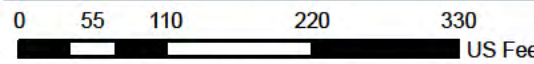
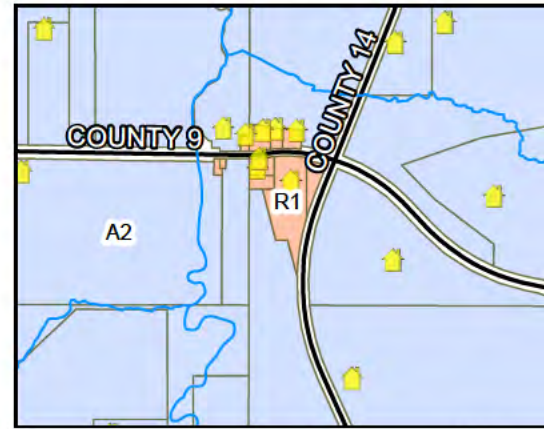
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Goodhue County Land Use Management

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

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

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

To: Planning Advisory Commission
From: Land Use Management
Meeting Date: July 17, 2023
Report date: July 7, 2023

PUBLIC HEARING: Request for CUP for an Event Center and Resort Facility (Villa Maria Ventures, LLC (John Rupp, Chief Manager))

Request for a Conditional Use Permit (CUP) to establish an Event Center and Resort Facility. The proposal includes remodeling existing structures and constructing additions to provide spaces for lodging, cottages, on-site restaurant, and event spaces.

Application Information:

Applicant(s): Villa Maria Ventures, LLC (John Rupp, Chief Manager)
Address of zoning request: 29847 County 2 BLVD Frontenac, MN 55026
PID(s): 32.160.0040 and 32.012.0400
Abbreviated Legal: Blocks C, D, and E of Garrards South Extension plat and part of the SE ¼ of the SW ¼ of Section 12 TWP 112 Range 13 in Florence Township
Zoning District: CR (Commercial Recreational District)
Township: Florence Township approved a CUP for the use in July 2022.

Attachments and links:

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

Summary/Background:

The Applicant, Villa Maria Ventures, LLC (John Rupp, Chief Manager) is requesting a Conditional Use Permit to establish an event center and resort facility on the "Villa Maria" property in Frontenac.

In January 2023, the Goodhue County Board approved an Interim Use Permit for Villa Maria with several conditions to be met by June 23, 2023. The IUP expired 6 months from the date of approval if the conditions were not met by June 23rd. The Applicant has met all IUP conditions and is required to obtain Conditional Use Permit approval from the Planning Commission and County Board to continue operations after the 6 month expiration date. Most of the project details have not changed since January 2023.

During the past 6 months, staff has worked with the Applicant to allow activities in the main Marian Hall building. The Applicant has submitted various documents for Environmental Health and Building Official review. Several of the conditions from the January 2023 IUP will remain the same such as no hosting events in portions of buildings that are not approved by the Building Official, submitting appropriate septic documentation and contracts, and maintaining appropriate licenses with the State of Minnesota for food, alcohol, and lodging.

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 subject property consists of 2 parcels comprising approximately 63 acres. Both parcels are currently zoned CR (Commercial Recreational District) after being rezoned in 2018 from A2 (General Agriculture District).
- Surrounding land uses include undeveloped prairie, forest, and water resources (Frontenac State Park) to the east, south, and west as well as medium-density residential to the north (Frontenac).
- Access to the site is located off of County 2 BLVD (asphalt surface) on the east side of the property. The access is within a half-mile of US HWY 61.

Facilities:

“Marian Hall” (AREA – A):

- The 4-story former dormitory will be remodeled into a boutique hotel with a total of 33 public units and 2 staff units. Each hotel unit has replaced 3 to 4 existing smaller dorm rooms on floors one, two, and three. The fourth-floor attic space will be converted into two larger hotel units. Each hotel unit will have a private bathroom, kitchenette, fireplace, and washer/dryer.
 - The February 2023 floorplans have been amended to add another hotel unit on the main floor. This unit replaces an office/conference room area shown on the original drawings.
- The former chapel area on the main level will be used as an event space with a lounge area and bar attached capable of holding approximately 300 occupants. A deck is proposed to be constructed west of the lounge area.
- The second and third levels will contain hotel units with a conference room/library on each floor.
- The lower level will be remodeled to include retail space and event space for approximately 125 occupants. There is an existing commercial kitchen on the lower level that will be used for events held in this building.
 - The basement level retail space has been reduced to include only one retail gift shop. The second retail space is now proposed to be used as storage space.
- The basement-level gymnasium will be used as additional event space for approximately 175 occupants. A hallway from the basement level connects to an indoor pool building that will be available for guests. The Applicant has proposed various structural additions to the pool building.

“Glengarda Cottage” (AREA – B):

- The Glengarda cottage is a residential-style structure located on the east side of County 2 BLVD. The Applicant has remodeled and upgraded the existing structure for use as a short-term rental unit and use as a “bride’s cottage” during wedding events.

“Starwood Lodge” and “Wildwood Cottage” (AREA – C):

- The Starwood Lodge is proposed to be remodeled to include a second “bride’s cottage” and a “groom’s cottage”. Both areas will also be used as short-term rentals.
- The Wildwood Cottage is proposed to be remodeled to be used as a second “groom’s cottage” and will be used as a short-term rental.

“Ursuline Hall” (AREA – D):

- Ursuline Hall is proposed to be used as an event hall with structure additions to include additional seating areas, a lounge area, a bar, and a commercial kitchen to be used for a public restaurant. The building can currently hold about 100 occupants and the proposed additions would increase the maximum capacity to approximately 325 occupants.

“Woodhaven Lodge” and Barn (AREA – E):

- The existing Woodhaven Lodge will be remodeled for use as another event space. There is an existing commercial kitchen that will be used for events. Additions are proposed to add additional event space and an ADA-accessible ramp to the building.
- The existing barn north of the Woodhaven Lodge will be remodeled for use as a social space with a bar and mezzanine level. The capacity is proposed to be about 100 occupants.

Outdoor Spaces:

- Outdoor space on the property is also proposed to be used for various events. The area outside the Woodhaven Lodge and Barn may be used for various activities including softball, volleyball, etc. An event tent may be used outside of the Woodhaven Lodge for ceremonies and events. The area outside Ursuline Hall will be used as an outdoor terrace, garden area, and outdoor lawn games. An event tent or pavilion may be used outside Ursuline Hall for outdoor weddings and events.
- The property will contain various nature trails for guest use and the Applicant has begun work to restore the White Oak Savannah Forest in cooperation with the Minnesota DNR. There is a small vineyard on the property that may be expanded and various landscaping efforts will be ongoing.

Front Lawn:

- The Applicant desires to someday host a summer music festival on the front lawn area of the property. It is anticipated these events would exceed 500 attendees and be subject to the County’s Assembly Controls Ordinance requirement for a permit from the County Board. The Assembly Controls Ordinance includes an evaluation of public safety measures, sanitary facilities, food and alcohol provisions, parking, noise, and traffic.

Future Plans (AREAS – F & G):

- The Applicant has included various notes on proposals including additional hotel space, condominium platting, a spa complex, and more. The Planning Commission is not being asked to approve these uses as detailed plans have not been submitted. These uses will require a CUP amendment if pursued.

Employees:

- The Applicant anticipates the need for approximately 80 full and part-time employees. Two staff sleeping units have been proposed on the lower level of Marian Hall.

Hours of Operation:

- Hours of operation for the hotel are proposed to be year-round 24 hours per day. Events would take place mainly on weekends but may occur any day of the week ending no later than midnight.

Lighting:

- The Marian Hall building will be subtly illuminated along with “dark sky” landscape lighting and downlit path and road lighting will be installed around the property.

Traffic and Parking:

- The site has historically experienced higher traffic flows associated with previously held retreat events and conferences. The volume of traffic is anticipated to increase given the Applicant’s proposed scale of events and the potential for multiple venues to be active in addition to the hotel area. Traffic will primarily approach the property from the south on County 2 BLVD which directly connects to US HWY 61. Existing transportation infrastructure appears capable of supporting the proposed use. Guests will be encouraged to access the site from the south to limit traffic through residential areas in Old Frontenac and Frontenac Station.

- The driveway has numerous locations for delivery traffic and guests to turn around to aid with traffic circulation on site. The driveway (asphalt) is approximately 20 feet wide allowing vehicles to bypass each other to keep traffic flowing off of County 2 BLVD. Adequate emergency vehicle access is available to service the facility.
- Several parking areas exist on site. There are 70 parking stalls (paved) immediately east of Marian Hall near the entrance. There are 46 stalls available west of Marian Hall in the location of the old tennis courts. The Applicant intends to expand this parking area to provide additional parking for event guests.

According to GCZO Article 11, Section 16 minimum off-street parking provisions for “Hotels” shall be 1 parking space for each 2 guest rooms (33 rooms), plus 1 additional space for every 3 employees (80 employees). A minimum of 44 spaces are required for the hotel and employees. Mixed occupancy buildings require at least 2 spaces per dwelling unit. The short-term rentals/bride’s/groom’s cottages will require at least 10 spaces. Dance halls, assembly halls without fixed seats, and similar uses require one space per each 4 people allowed in the maximum occupancy load as established by the Fire Marshall. These calculations will be performed during the building permit and inspection processes for the various buildings. Occupancy numbers will be recalculated for any building additions or changes of use. Additional parking stalls may be required on-site as buildings are expanded and uses changed (i.e. changing Ursuline Hall to a public restaurant). There is ample room on the property to accommodate additional parking spaces.

- Traffic and parking associated with events exceeding 500 guests would be reviewed on an individual basis through the Goodhue County Assembly Controls Ordinance licensing process. It is anticipated that off-site parking would be utilized for some larger events and a shuttle service would be provided for guests.

Utilities:

- The Applicant has been working with a professional septic contractor to assess the existing septic system. It is anticipated SSTS upgrades will be needed in the future. The SSTS may also require the review and approval of appropriate permits by the Minnesota Pollution Control Agency (MPCA) in the future. The Applicant has provided County staff various information from their contractor as required by the January IUP. The County Sanitarian has reviewed this information and has prepared an operating permit with several conditions.
- Solid waste disposal services will be provided locally. Any hazardous materials or fluids generated shall be properly disposed of.
- All wells will need to be tested and results submitted to and approved by the Minnesota Department of Health according to public lodging rules and regulations before commencing operations.

Signage:

- The Applicant is proposing to install one sign near the property’s main entrance. Directional signage will also be added for property navigation.

Safety and Security Measures:

- A new security system will be installed with comprehensive grounds and building video surveillance allowing the site to be monitored 24 / 7 remotely.
- Minnesota Building Code requires all places of assembly holding 300 or more occupants to install a fire suppression system. The Applicant has indicated plans for a fire suppression system are forthcoming and has submitted construction drawings noting this addition. The Building Official will review these plans upon submittal to issue appropriate permits.
- Until a Certificate of Occupancy is approved by the Building Official for the Marian Hall building, all events must be held outdoors, within other structures on the property that have not been structurally altered or on the main level of the Marian Hall building as allowed by the Building Official in May 2023. This area of Marian Hall is depicted in Exhibit A attached to this report.

Landscaping/Drainage:

- Some grading will be necessary to enlarge the parking lot in the location of the existing tennis courts and to establish walking trails on the property. The property is located within an environmentally sensitive area therefore any proposed grading/excavation must be reviewed and approved by the Zoning Administrator and the Goodhue Soil and Water Conservation District before work begins. The Minnesota DNR should also review plans where applicable.
- The Applicant has proposed to create multiple pond areas, including a pond on State of Minnesota property across County 2 BLVD. Excavation and grading plans for these ponds must be reviewed and approved by the State of Minnesota, Goodhue Soil and Water Conservation District, and Zoning Administrator before beginning work.

Dust/Noise/Odor/Fumes:

- No nuisance dust, odor, or fumes are anticipated to be generated with the proposal. Noise generated during events is planned to be confined generally within the event venues to minimize impacts to neighboring properties. The property is heavily wooded and surrounded on 3 sides by Frontenac State Park which naturally buffers potential noise impacts to adjacent property owners. The nearest adjacent residence (Cris and Molly Hofschulte) is directly to the north across Winona Street.

Food & Liquor Provisions:

- There are currently two commercial kitchens on-site (Marian Hall and Woodhaven Lodge) which will be upgraded as needed/required and used for events. Outside caterers may be used with appropriate licensure to begin operations. A commercial kitchen may be added to the Ursuline Hall to service events and a proposed restaurant.
- Full-service bars will be added on various floors in Marian Hall, within Woodhaven Lodge, the Barn, and Ursuline Hall.
- All required federal, state, and local licensing, and other regulatory requirements must be followed for the bars, kitchens, and service areas. Verification of these licenses should be submitted to the Zoning Administrator before beginning operations.

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 Event Center and Resort Facility do 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 property has historically been used for higher intensity uses such as retreats and conferences which are comparable to the Applicant's proposal without producing conflicts with existing residential uses in the area.
2. The Event Center and Resort Facility are not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and most operations will be confined within the existing structures. The majority of the property shares a border with Frontenac State Park which should not be negatively impacted by the proposed uses. The uses appear compatible with existing adjacent land uses.
3. A review of the Applicant's submitted project summary indicates adequate access roads and drainage, and other necessary facilities are available or will be installed to accommodate the proposed use. Staff has received appropriate information for septic systems. The Applicant will need to verify all wells meet MPCA standards. Construction drawings for the fire suppression system must be submitted to the Building Official for review and the system installed prior to the Marian Hall building opening beyond the first floor event space.
4. The submitted plans identify means and space 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 Event Center and Resort Facility are not anticipated to produce offensive odor, fumes, dust,

or vibration. The distance of the site from existing nearby residences, use of indoor activity areas, and established vegetative buffers appear sufficient to control noise so that it will not constitute a nuisance. Furthermore, the Applicant's lighting plans appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result.

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

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

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

Recommend that the County Board of Commissioners **APPROVE** the request from Villa Maria Ventures, LLC (John Rupp, Chief Manager) for a Conditional Use Permit (IUP) to establish an Event Center and Resort Facility including remodeling existing structures and constructing various building additions to provide spaces for lodging, cottages, on-site restaurant, and event spaces.

Subject to the following conditions:

1. Activities shall be conducted outdoors, within buildings that have not been structurally altered, or in the main level event space of Marian Hall as shown in Exhibit A according to submitted plans, specifications, and narrative unless modified by a condition of this CUP until a Certificate of Occupancy is issued for the remainder of Marian Hall. Any future uses or structures not specified within this CUP application shall require an amended CUP application and another public hearing should be held by the Goodhue County Planning Advisory Commission;
2. All event activities shall end no later than midnight;
3. On-street parking and loading/off-loading shall be prohibited;
4. Events exceeding 500 people shall obtain required permits per the Goodhue County Assembly Controls Ordinance;
5. Applicant shall obtain building permit approvals for proposed remodeling and additions from the Goodhue County Building Permits Department prior to beginning construction;
6. Applicant shall maintain a current Goodhue County septic system operating permit including abiding by all conditions within the operating permit or obtain a State Disposal System permit with the Minnesota Pollution Control Agency.
7. Compliance with Goodhue County Zoning Ordinance including Article 30 CR, Commercial Recreational District;
8. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations including food, beverage, and lodging licenses from the Minnesota Department of Health. Verification of these licenses shall be submitted to the Zoning Administrator prior to hosting any events and upon request from LUM staff; and
9. Applicant shall submit a Land Alteration Permit and associated grading/excavation plans for all projects disturbing 10,000 square feet or more of ground area. No grading or excavation shall take place without first obtaining a Land Alteration Permit from the Zoning Administrator and any associated permits from the Goodhue Soil and Water Conservation District and Minnesota DNR. Projects disturbing one acre or more of area shall obtain an NPDES permit from the MPCA. A copy of any NPDES permits shall be submitted to the Zoning Administrator prior to beginning work.

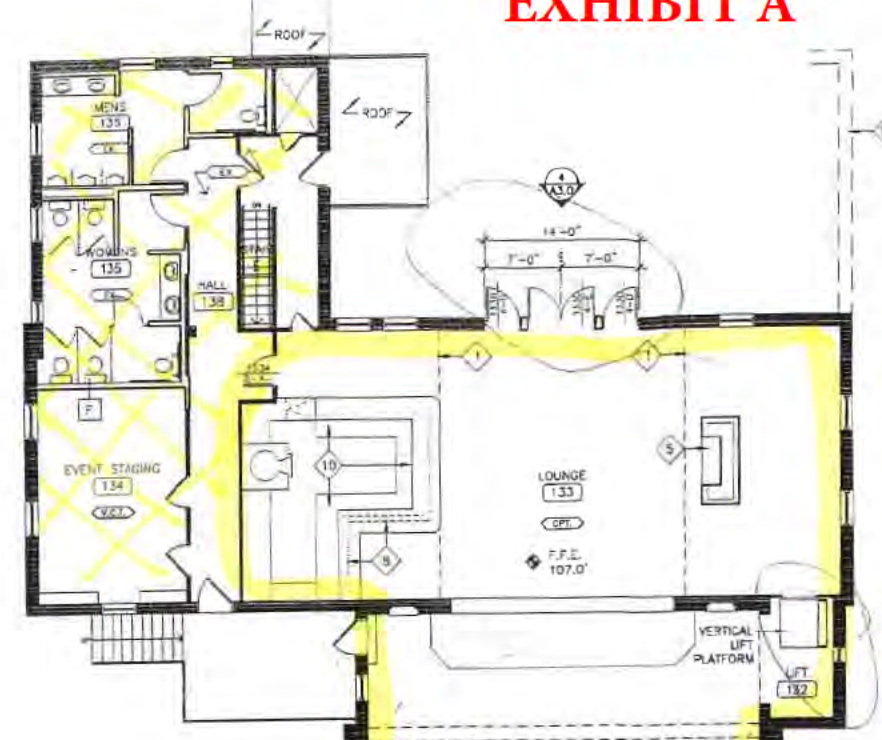
EXHIBIT A

FLOOR PLAN KEY NOTES:

- EXISTING CONSTRUCTION
- NEW PARTITION
- INTERIOR PARTITION TYPE, SEE SCHEDULE
- EXISTING DOOR OPENING
- NEW DOOR OPENING: DOOR NUMBER, DOOR TYPE, HAVE THIS VIEW, OR
- LINE OF SOFFIT/WALL ABOVE
- EXIST. FIRE EXTINGUISHER IN RECESSED CABINET
- EXIST. ELEC. WATER COOLER
- EXIST. LINEN CHUTE
- MANUF. GAS FIREPLACE
- EXIST. MOP SINK
- EXIST. DUST CHUTE
- BAR DIE WALL W/ BAR TOP @ 3'-6" A.F.F.
- SERVICE COUNTER @ 2'-10"
- UNDERCOUNTER FOOD SERVICE EQUIPMENT, SEE FOOD SERVICE DRAWINGS BY OTHERS.
- EXIST. FLOOR KNOCKOUT FOR FUTURE STAIR
- EXIST. WALL KNOCKOUT FOR FUTURE ELEVATOR ACCESS DOOR
- FUTURE EXTERIOR DECK
- EXTERIOR SERVICE STAIR
- ACCESSIBLE RAMP, SLOPE 1:10 MAX.
- EXIST. GUARD - MODIFY TO PROVIDE GUARD HEIGHT @ 42" A.F.F. & INTERMEDIATE RAILS @ 4" O.C. MAX. AS REQ'D BY CODE

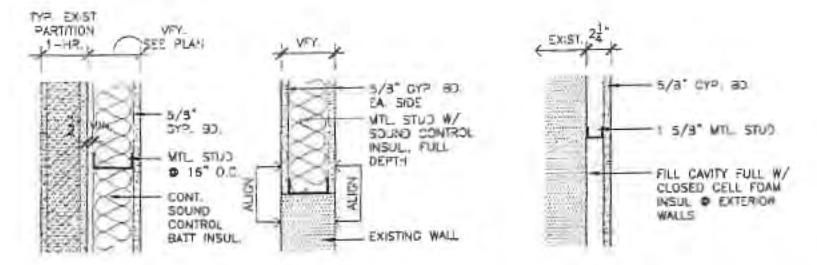
FLOOR FINISH SCHEDULE:

- CPT CARPET
- VFT VINYL FLOOR TILE
- PT PORCELAIN TILE
- CT CERAMIC TILE
- LW LAMINATED WOOD FLOORING
- EX EXISTING FINISH TO REMAIN, UNLESS NOTED OTHERWISE

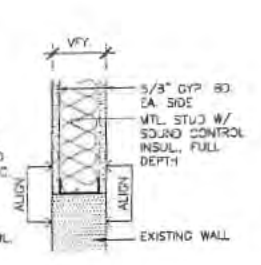


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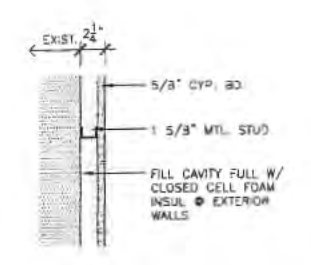
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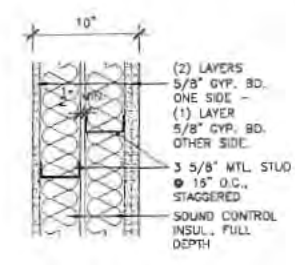
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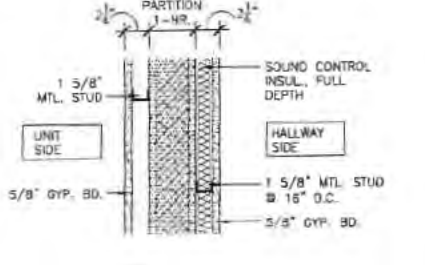
F 1-HR. RATED WHERE NOTED ON PLAN



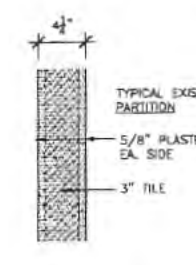
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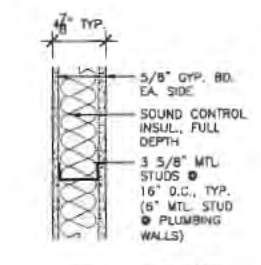
C 1-HR. RATED MIN. STC RATING: 50



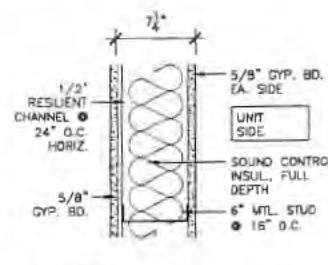
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EX 1-HR. RATED



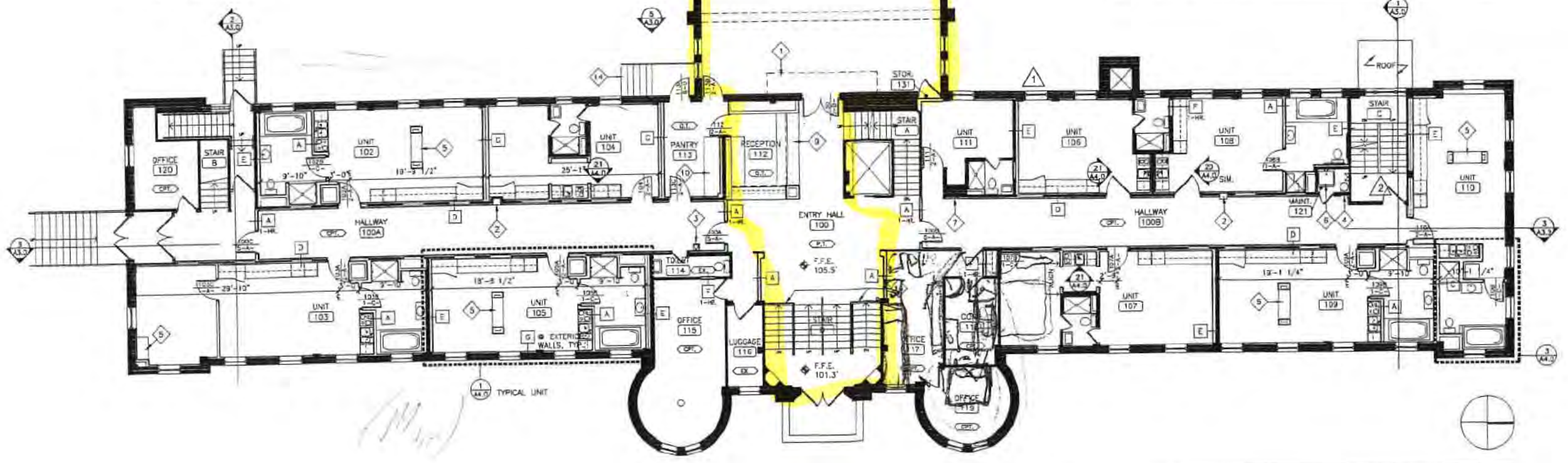
A 1-HR. RATED WHERE NOTED ON PLAN



B 1-HR. RATED

- #### GENERAL INTERIOR PARTITION NOTES:
- PROVIDE TYPE 'X' OR TYPE 'D' GWB AT FIRE RATED PARTITIONS.
 - PROVIDE WATER RESISTANT GWB IN AREAS THAT SURROUND SINKS AND WET AREAS SUCH AS KITCHENETTES AS REQ'D BY CODE. PROVIDE FIRE RATED WATER RESISTANT GWB AT FIRE RATED PARTITIONS.
 - PROVIDE TILE BACKER BOARD IN AREAS SCHEDULED TO RECEIVE TILE FINISH OVER MTL. STUD/GWB WALLS.
 - INSTALL BLOCKING OR BACKER MATERIAL WITHIN WALL FOR ALL WALL MOUNTED EQUIPMENT SHOWN OR NOTED IN THE CONSTRUCTION DOCUMENTS.

INTERIOR PARTITION TYPES 1/2"



FLOOR PLAN - MAIN LEVEL

1/8"

REVISED
 DATE 22 SEP 2022
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 C.S.G.
 JOB NO.
 I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.
 Date: 22 SEP 2022
 Prof. No. 48268
 Mainly Details Architectural Design, P.L.C.
 Suite 213, 1710 North Douglas Drive
 Golden Valley, MN 55422
 612-382-5422
 MAINLY DETAILS ARCHITECTURAL DESIGN

MARIAN HALL REMODEL
 VILLA MARIA
 FRONTENAC, MINNESOTA
 FLOOR PLAN - MAIN LEVEL, PARTITION TYPES

SHEET NO. **A2.1**

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # ~~32.160.2047~~ 32.160.0040

Permit# ~~22-0058 (2)~~ 2230027

PROPERTY OWNER INFORMATION

Last Name **MARIA VENTURES, LLC**
 Street Address **SUITE 100 340 CEDAR ST.**
 City **ST. PAUL** State **MN** Zip **55101** Attach Legal Description as Exhibit "A"
 Authorized Agent **JOHN RUPP** Phone _____
 Mailing Address of Landowner: **ABOVE**
 Mailing Address of Agent: **ABOVE**

PROJECT INFORMATION

Site Address (if different than above): **29847 COUNTY 2, FRONTENAC, MN 55026**
 Lot Size **SEE SURVEY** Structure Dimensions (if applicable) **SEE SURVEY**
 What is the conditional/interim use permit request for? **COMMERCIAL RECREATIONAL ZONING**

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
CURRENT A-2 ZONING DOES NOT ALLOW DEVELOPMENT THAT IS NEEDED TO PRESERVE THE BUILDINGS AND CREATE AREA JOBS

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:  Date **6/21/23**
 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 _____ Title _____ Date _____

Comments: **APPROVED - SIGNED BY CLERK 11-29-2022**

COUNTY SECTION _____ COUNTY FEE \$350 RECEIPT # **18131** DATE PAID **6-21-2023**

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

JUN 21 2023

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).

See Attached

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

All existing buildings will be used at least in the foreseeable future. No new structures will be built until demand warrants them. Likely to be developed new structures (not part of this proposal because currently in the planning stage) would contain primarily additional boutique hotel rooms and/or cottages, long shot - an integrative health spa complex.

There are additions planned to be added to Ursuline Hall, the Pool Building, a deck on the rear of Villa Maria (formally Marian Hall), Woodhaven Lodge, and a new fireplace in Glengarda Cottage. See Plans

Use are indicated on attached plans

3. Proposed number of non-resident employees.

Within 2 years about 80 full and part time

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

- Hotel - normal hotel hours 24/7/365
 - Special events - over at approximately midnight, most earlier - mainly weekends, but also throughout the week.
-
-

5. Planned maximum capacity/occupancy. – see attached plans

Current Project:

- Villa Maria (Marian Hall) The number of overnight rooms will decrease to about 34 from over 100; banquet hall (former chapel) occupancy same as in the past - about 300; basement dining room/bar about 125 - no change; gymnasium about 175 - no change
- Ursuline Hall will be expanded to seat about 325 from current roughly 100
- Woodhaven Lodge will expand to seat an additional approximately 100 (TBD)
- Barn (bar) – about 100
- Glengarda Cottage – short term rental & brides use
- Woodhaven Cottage - short term rental & grooms use

Future – TBD

- Possible integrative health spa complex – long shot
- Additional hotel structures and/or cottages to allow overall efficient operations and support for needed associated amenities. Not part of current proposal.

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

Traffic. The number of overnight rooms will decrease substantially from the current number, because the new hotel operation will have larger rooms with private baths replacing dorm rooms in Villa Maria. Banquet operations can easily be accommodated and serviced with current facilities, roads, and lots.

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

The current parking lot in front of the villa will remain. At least for now. The parking lot on top of a portion of the former tennis courts will be expanded/improved when and if needed in that location.

-
8. Proposed solid waste disposal provisions.

Septic Systems are currently compliant. Any needed upgrades/expansions -- when and if required -- will be completed. A recycling strategy will be used.

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

Septic systems are currently compliant. Changes and/or expansions will be completed as required after County and/or State review. Required upgrades will be made as needed.

Wells provide potable water.

Upgraded electrical service capacity is anticipated to accommodate HVAC upgrades in the Villa Building and other considerations – separate permits.

10. Existing and proposed exterior lighting.

There will be subtle lighting of the exterior of the historic Marian Hall Building, some landscape lighting in certain areas, and downlit path & road lighting to preserve the "dark sky".

11. Existing and proposed exterior signage.

An entrance sign and wayfinding signage will be added – design TBD

12. Existing and proposed exterior storage.

There are currently one shed and a garage/service structure. There is no need for any more buildings now, but in the future a new solution will likely need to be developed to more effectively hide this storage and accommodate further development. Plans submitted in advance for approvals.

13. Proposed safety and security measures.

A new security system will be installed with comprehensive grounds and building video surveillance – monitored 24/7 remotely and interior building systems as well.

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

Currently access is good for emergency services. Upgrades will be made as needed in consultation with the providers.

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

There will be no problematic odor or dust issues. Any weddings or events that include music will comply with local noise restrictions – exact restrictions TBD in consultation with Frontenac Township and/or County.

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

A comprehensive master plan is in the process of being developed. The ambition is to eliminate invasive species; manage the White Oak Savannah Forest; develop a nature trail system & gardens, expand the small vineyard & kitchen gardens; and landscape grounds with an arboretum orientation. A Forest Stewardship Plan will be further developed. A recent meeting with a DNR official confirmed ongoing efforts are encouraged.

Currently the only significant grading – which will be minimal – will be to create a parking lot in the location of the current tennis courts and establish walkable trails and wedding ceremony sites.

17. Existing and proposed surface-water drainage provisions.

Currently there are no issues that need addressing. A topographical survey, recently completed, has provided a guide to insure that there are no conditions that negatively affect the hillsides, wet lands, and/or Wells Creek.

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

There are currently two commercial kitchens which will be used, with minimal upgrades as needed, required, and approved in advance. Food served on the property will come from those kitchens (or outside caterers until demand warrants on site production). Liquor Service by a new Villa license or the University Club's off premise catering license.

New full and/or service bars will be created in the Villa, Ursuline Hall, Woodhaven Lodge and/or the barn.

All required health and other regulatory requirements will be met for the bars, kitchens, service areas and other areas needing approvals.

Management will be overseen by The University Club of Saint Paul which currently oversees the following food & beverage operations - all owned by affiliated entities. The University Club does not manage food & beverage enterprises for third parties.

- The Commodore Bar and Restaurant
- The Saint Paul Athletic Club
- The University Club of Saint Paul
- Stouts Island Lodge

LIQUOR LICENSE HAS BEEN APPLIED FOR

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

See attached purpose and scope

December 2022


Villa Maria – Revised Description of Purpose and Planned Scope of Operations

The following updates are changes made to the strategic plan - made in response to the financial challenges brought on by the Pandemic and other considerations.

Previous Use (before the property closed)

The entire Villa Maria property was used since 1969, before it closed, as a retreat and special events complex, with a few private, but mostly dormitory accommodations in the school dormitory building – Marian Hall now known as Villa Maria. Meals were served to attendees – prepared in two commercial kitchens on the property. From the late 19th Century until 1969 there was a very large school building on the property when it operated as a school.

Proposed Uses

 The proposed uses are very similar to the previous ones, with the only significant change the decrease in rooms in Marian Hall from well over 100 to 33 - plus 2 staff overnight rooms! The property will be developed in conformance with the approved uses allowed in a Commercial/Recreational zoned property -- Article 30, Section 3. It will be positioned as a very high-end romantic destination boutique hotel (with restaurant), retreat, and special event venues initially – one of the finest of its kind in the state. Over time (not part of the current proposal) other additions/uses will hopefully be added (but no firm dates at this time) including, but not limited to additional rooms in new cottages and/or multi-unit buildings, and other possible related uses not as yet fully imagined, such as an integrative health spa complex.

The entire complex will be referred to as the *Villa Maria Preserve*, containing individual structures described below, the major one being "Villa Maria" the former Marian Hall. A private club is being planned that will be established with among other amenities "work" options like those offered by enterprises such as *WeWork*.

The project will be developed in collaboration with various local public & private initiatives and enterprises, consistent with: an approved forest stewardship plan, preservation efforts in the National Historic District of Old Frontenac; The Lake Pepin Alliance objectives; the adjacent Frontenac State Park plans; Wells Creek planning; the DNR, DNR Fisheries & Water, the USDA, Forestry, and others; as well as participating in joint promotions and initiatives with area businesses, chambers of commerce, non-profits, festivals and other community & area activities.

The property may (TBD) eventually be converted into a condominium plat – subject of course to future approvals – to facilitate the financing, environmental planning, zoning, septic requirements for expanded uses, and in some cases fund raising for each of its component parts, including possible non-profit and/or other Minnesota Corporate Public Benefit projects. Over time additional hotel/cottage accommodation and other associated amenities may be added based on demand and contingent on all needed future approvals. Big Picture –the current project includes just the current buildings with some relatively minor additions/changes.

The property owner - Villa Maria Ventures, LLC – is currently planned to be reorganized as a Minnesota Public Benefit Corporation, a for profit legal structure which prioritizes the benefit to the public as opposed to just maximizing the return to its shareholders.

The following are the highlights of the initial stage of the development

Accommodations – Rooms, Suites, Apartments, and/or Cottages.

Marian Hall –To be known as Villa Maria - the stone former dormitory structure will be remodeled into a romantic country hotel, reminiscent of historic French country Chateaus & Villas located on historic estate properties. Current plans for the building will include the following: A total of approximately 32 spacious upper end units (plus 2 staff units), each with luxurious private baths, kitchenette, fireplace, & washer/dryers. Each unit replaces 3 to 4 smaller dorm rooms with shared bathrooms on floors one, two and three. Two additional very large units are planned on floor four – now an attic but originally planned in 1946 to contain more units in the original construction and 2 smaller overnight staff bedrooms. These fourth-floor units are currently planned to be used primarily as suites for the bride & groom.

Additional Design components:

- o The chapel will be converted into a space reminiscent of a great hall in a grand historic manor house –a fabulous event venue
- o Board/conference/dining room on the second floor
- o Library/lounge/dining room on the third floor
- o Bar/café on lower level in current cafeteria space
- o Lounge/gift shop/book shop on lower
- o Event space in the former gymnasium
- o Winter garden indoor pool complex.
- o Games areas by both the Villa and Ursuline hall: labyrinth (existing), croquet lawn, lawn bowling, lawn games, outdoor chess, putting green, badminton & tennis/pickle ball courts, petanque & bocce courts, and TBD.
- o Full commercial kitchens will be reused in both the Villa Building and Woodhaven Lodge
- o Some staff accommodations in Villa Building

Cottages

Glengarda Cottage – will be used as a bride's cottage and short-term rental

Starwood Cottage – formally a dorm, will be converted into a second brides & Grooms cottage and short-term rentals

Wildwood Cottage – will be used as by Grooms and as short-term rental.

Event Venues

Villa Maria (formally Marian Hall). Described above. Weddings, events & meetings of various sizes can be accommodated in the various non-residential rooms: Ballroom (former Chapel), lower-level cafe/bar (former cafeteria), Gymnasium, and conference/lounges on floors two & three (and maybe in center area of floor four).

Ursuline Hall. Continued use as a small event venue, open as a public restaurant certain days TBD. This building will be expanded somewhat to the north with the addition of lounge & bar areas and the south with outside seating under a roof structure (convertible to four season). The building will be surrounded by an outdoor terrace, garden areas connected to the complex's nature trails, a possible tent or pavilion for outdoor weddings and other events below on the main lawn, and outdoor games complex (bocce, petanque etc).

Woodhaven Lodge, Barn, and the "Playing Field". For a more informal "country" event, these buildings will be perfect. The barn will become the pre-function bar area, the former dining hall will become the banquet room/social space; and the lawn will accommodate outdoor softball games, volleyball etc etc.. The building may be expanded to accommodate wedding ceremonies/social space in inclement weather, when the garden areas cannot be used.

The Front Lawn. There is a dream that a summer music festival could be staged on the front lawn in front of the Villa someday, affiliated with other local and regional cultural events. If this festival ever happens it will of course comply with the Goodhue County Assembly Licensing Ordinance and all local standards of operation. Toilets will be brought in for events.

Hoped for Future Projects (no specific details nor dates have been determined - not psrt of this proposal)

Cottages and/or multi-unit buildings on west end of site; a multi-unit building adjacent to the Villa - where the original school structure was located; integrative health spa; and ?

Other

Traffic. Traffic will be directed to exit off of Highway 61 at Co. Rd. 2; rather than driving through Old Frontenac to reach the property by use of signage.

Parking. The existing parking lot in front of the Villa and the overflow parking area north of the Villa - which will be expanded with a landscape buffer between it and the adjacent road when parking demand requires it.

Summer Music Festival (If it ever happens). Parking will be located somewhere near highway 61 and Co. Rd. 2. Shuttles will be used from the lot to the Villa. Toilets will be portable ones for the event.

Invasive Species. A plan has been developed to try to address a variety of issues - particularly a major buckthorn problem. The last three years has seen extensive removal efforts, along with tree thinning to preserve the Oak Savannah.

Environmental - Marian Hall. Asbestos abatement has been completed

Septic. All systems are compliant. Upgrades will be completed as needed/required. Hoped for connection to Lake City system when and if available.

Retail. There may be a gift/wine shop – being studied

Pond. Planned for east of County 2 Boulevard on both Villa and Park property and in ravine on south side of property

View Corridor (Longshot). My understanding is that the Frontenac Park plan - going back 50 years – preserved a view of the lake from the Villa across land retained by the Sisters. In conversation with them their understanding was that when the park purchased land the view could still be maintained at Villa expense. No paperwork has been found *yet*. The view of, and from, the lake (including the Wisconsin side) would help further position the property as the Lake Pepin Landmark it is, and deserves to be.

NOTE:
UNDEVELOPED AREAS TO BE
MANAGED BY REGISTERED
WOODLAND STEWARDSHIP PLAN

AREA - G

AREA FOR POSSIBLE FUTURE
HOTEL EXPANSION/SPA/COTTAGES
(MAY INCLUDE AREA-C)

AREA - C

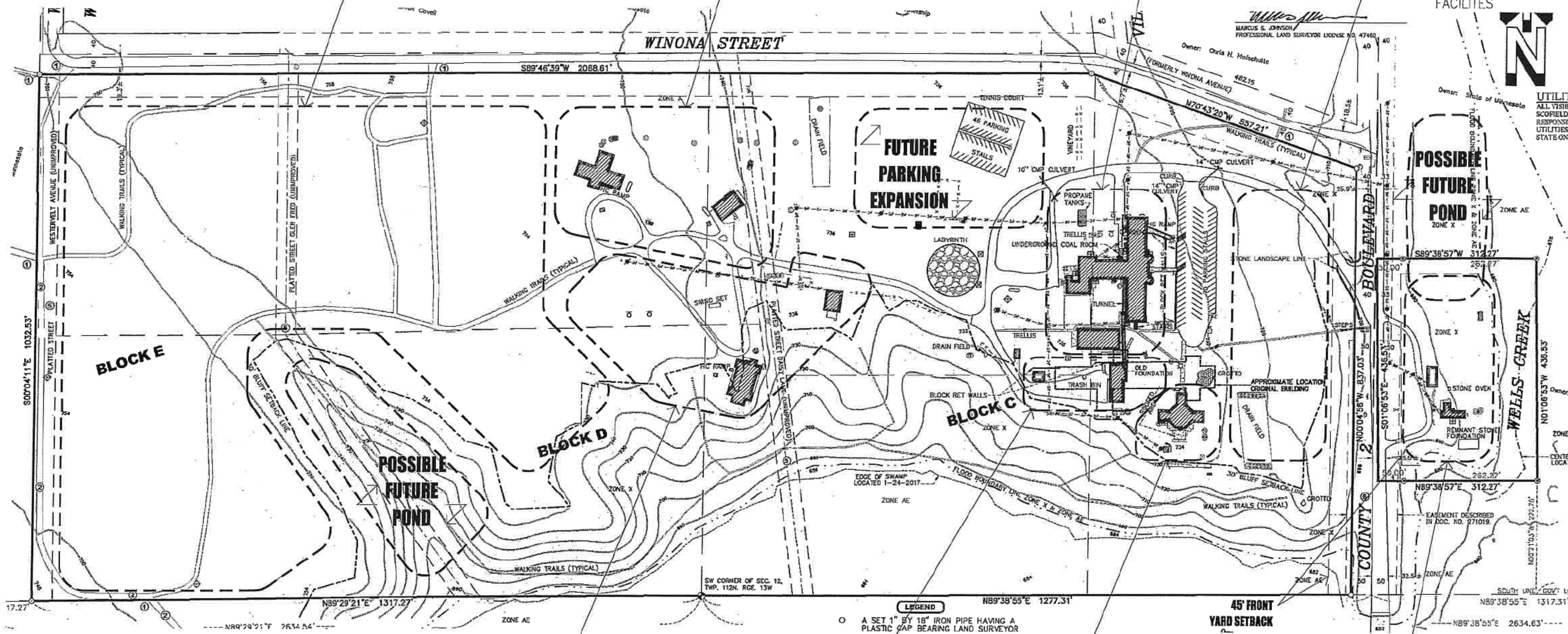
STARWOOD LODGE/WILDWOOD COTTAGE:
- BRIDES & GROOMS USE
- SHORT TERM RENTAL USE

AREA - A

VILLA MARIA (FORMERLY
MARIAN HALL)/POOL BLDG.:
- HOTEL USE
- EVENT SPACE USE

FRONT LAWN

EVENT SPACE &
AREA FOR FUTURE
SUMMER/FALL MUSIC
FESTIVAL W/ POSSIBLE
FUTURE EVENT SUPPORT
FACILITIES



MARCUS S. JOHNSON
PROFESSIONAL LAND SURVEYOR LICENSE NO. 47460
Owner: Chris H. Hofschulte
482.15
(FORMERLY WINONA AVENUE)
N70°43'20"W 557.21'
WALKING TRAILS (TYPICAL)
14" CUP CULVERT
14" CUP CULVERT
Owner: State of Minnesota
UTILITY
ALL VISIBLE
SCOPEFIELD L/
RESPONSIBL
UTILITIES: O
STATE ONE C



LEGEND
○ A SET 1" BY 18" IRON PIPE HAVING A
PLASTIC CAP BEARING LAND SURVEYOR

AREA - E

WOODHAVEN LODGE/
PLAYING FIELD/BARN:
- EVENT SPACE USE

AREA - F

AREA FOR POSSIBLE
FUTURE HOTEL
(AT LOCATION OF
FORMER VILLA MARIA
ACADEMY BUILDING)

AREA - D

URSU LINE HALL:
- RESTAURANT USE
- INDOOR/OUTDOOR
EVENT SPACE USE

AREA - B

GLENGARDA COTTAGE:
- BRIDES USE
- SHORT TERM RENTAL USE

WILDWOOD COTTAGE

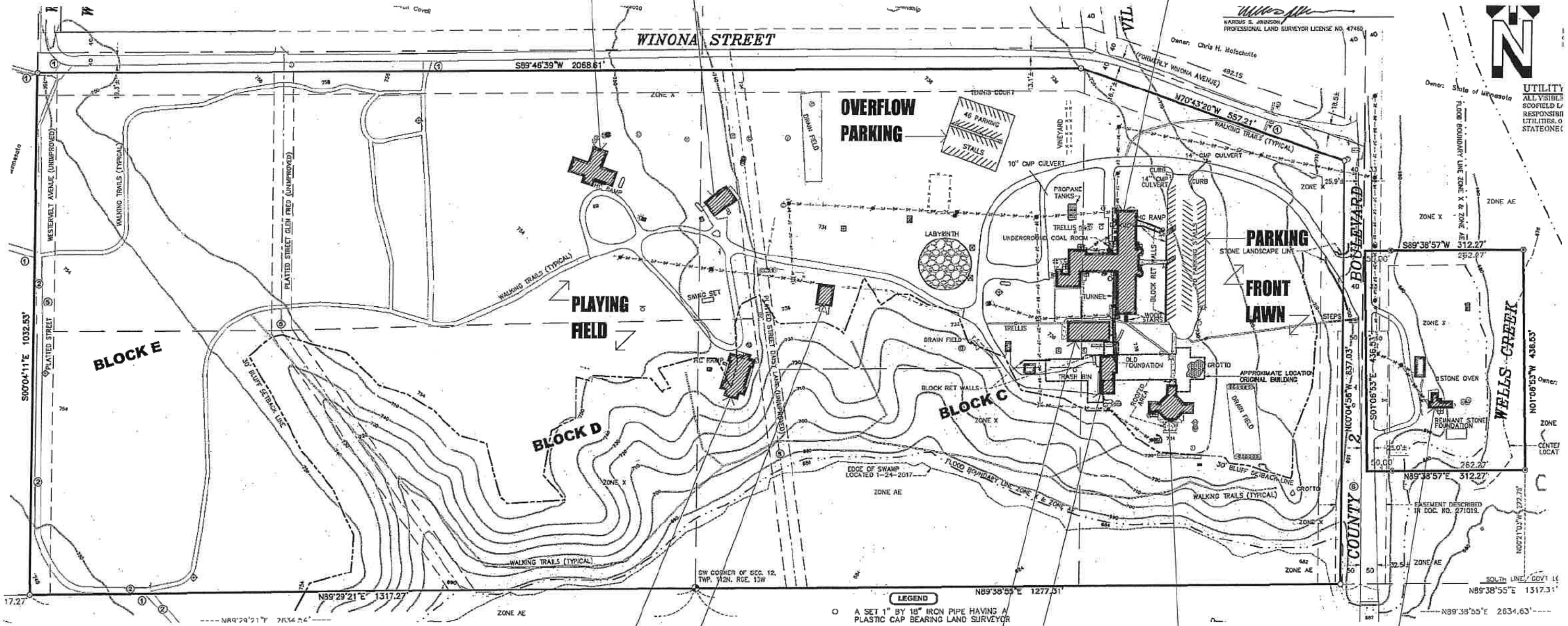
SEE SHEET 11

STARWOOD COTTAGE

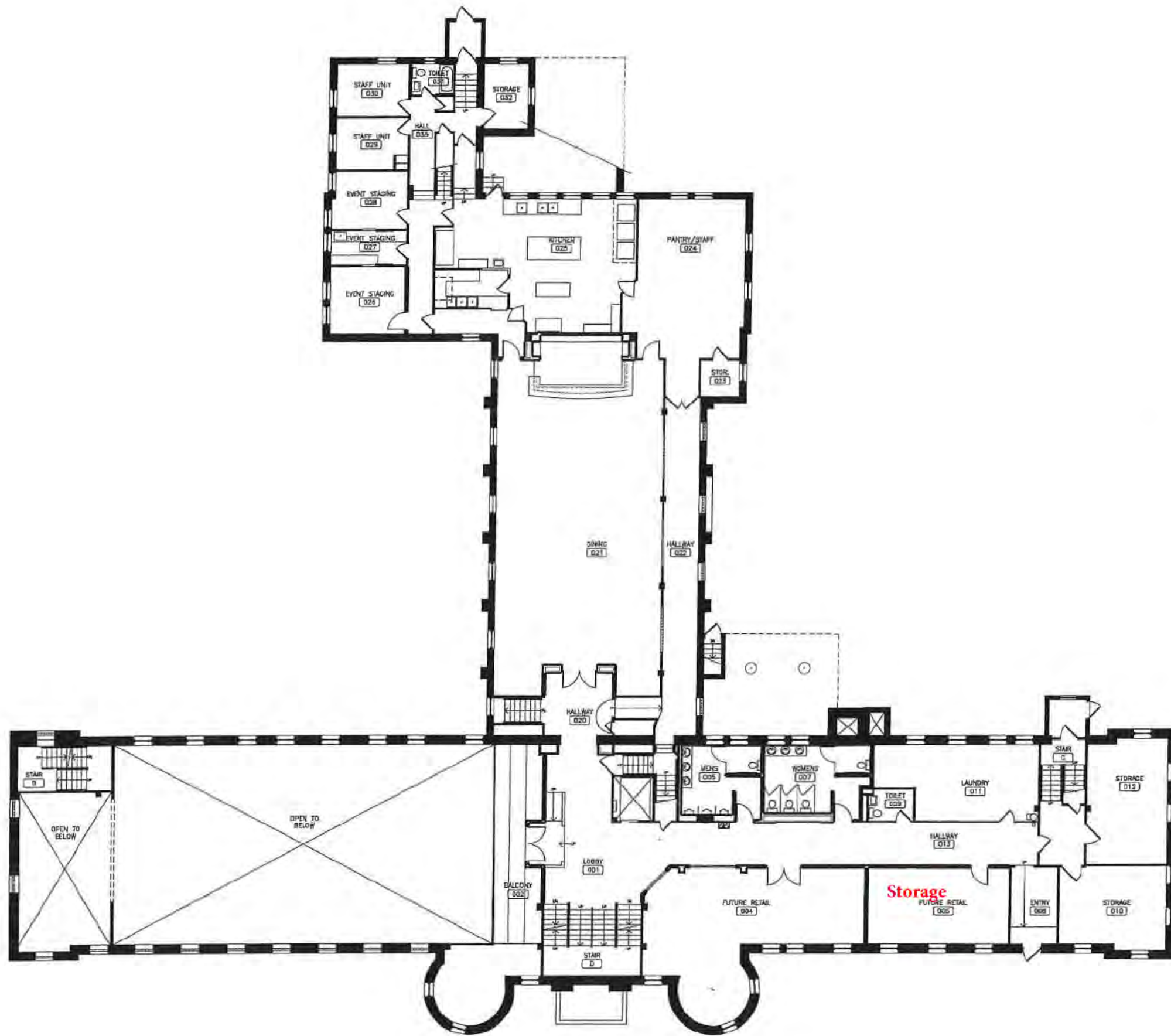
SEE SHEET 10

VILLA MARIA

(FORMERLY MARIAN HALL)
SEE SHEETS 02-07

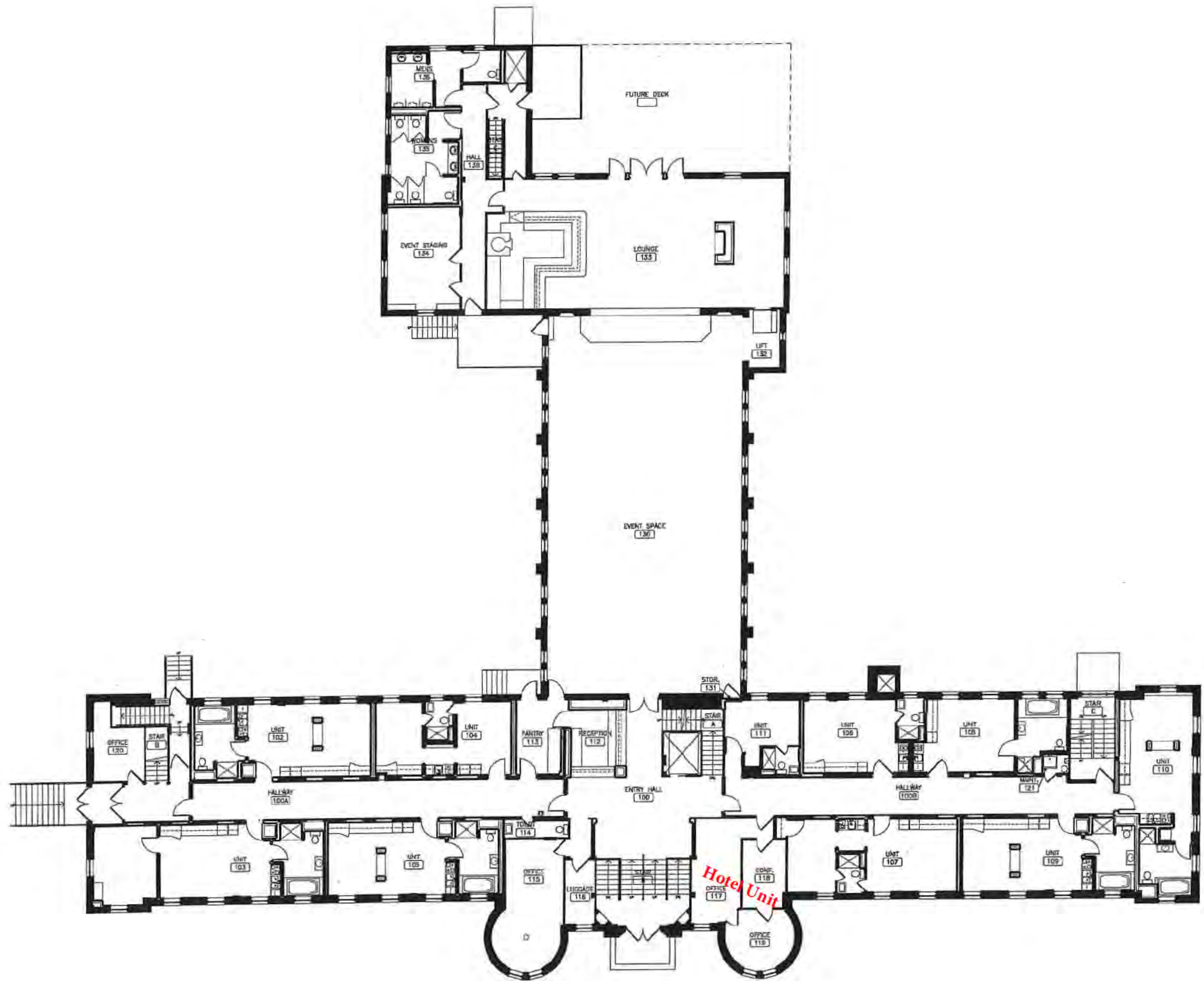


UTILITY
ALL VISIBLE
SCOPEFIELD I/
RESPONSIBL
UTILITIES: O
STATEONEK

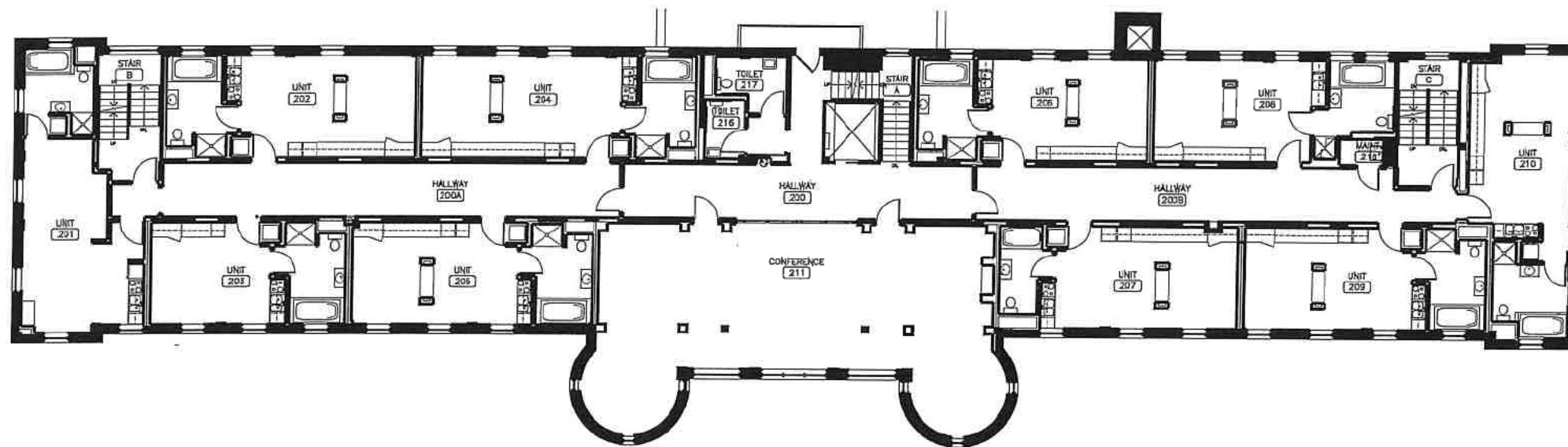


1 LOWER LEVEL PLAN

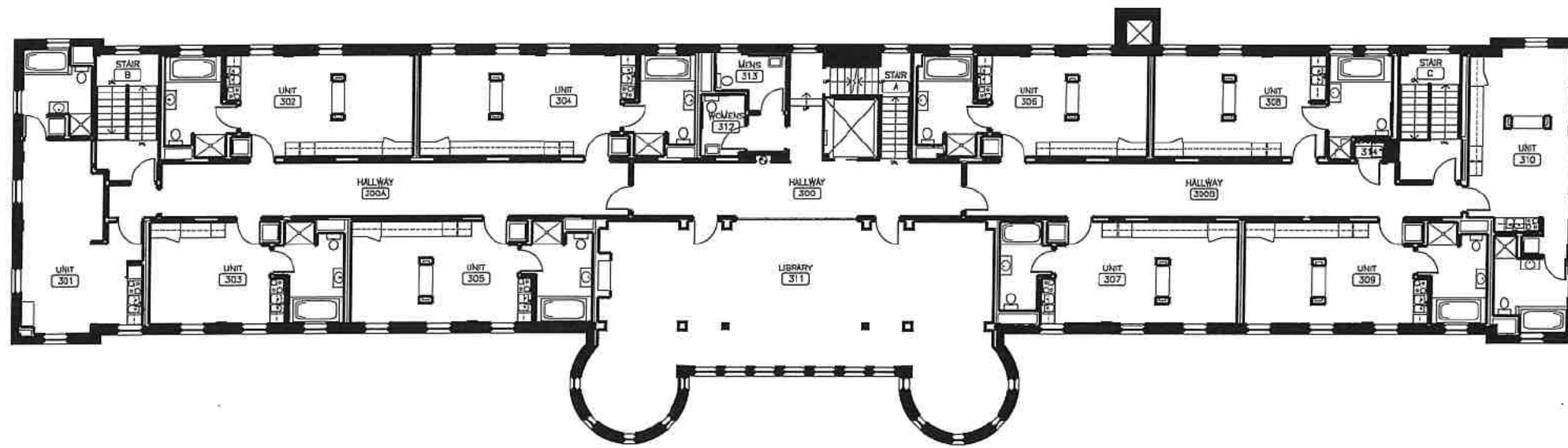
EXISTING BUILDING AREA	
Lower Level:	14,177 SF
Main Level:	17,575 SF
Second Level:	8,456 SF
Third Level:	8,456 SF
Fourth Level:	8,456 SF
Basement:	7,480 SF
Total Building Area:	64,600 SF



1 MAIN LEVEL PLAN

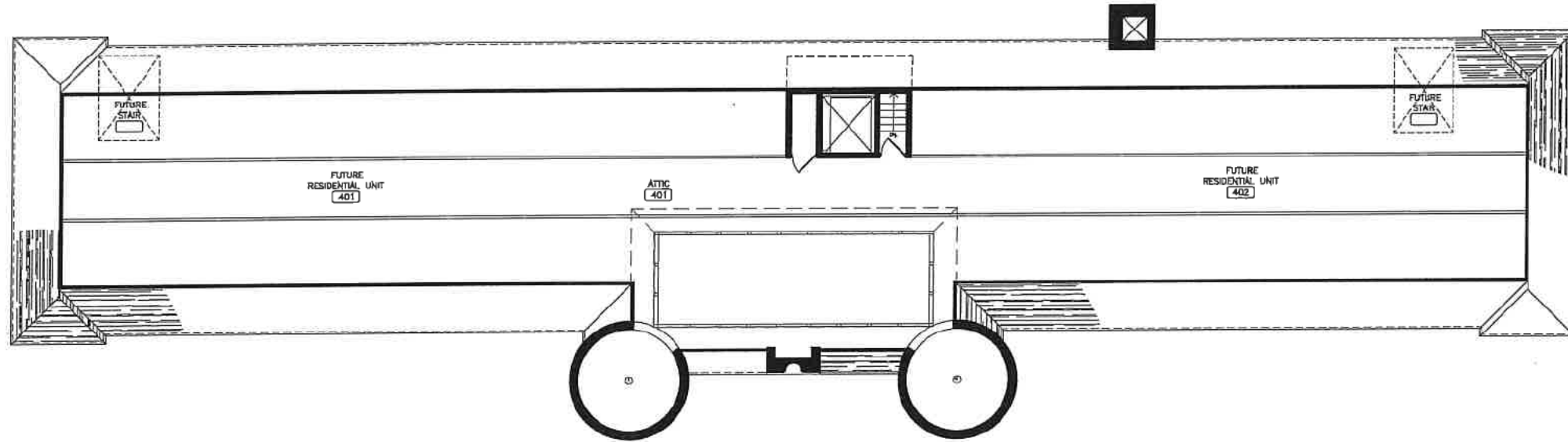


1 SECOND LEVEL PLAN

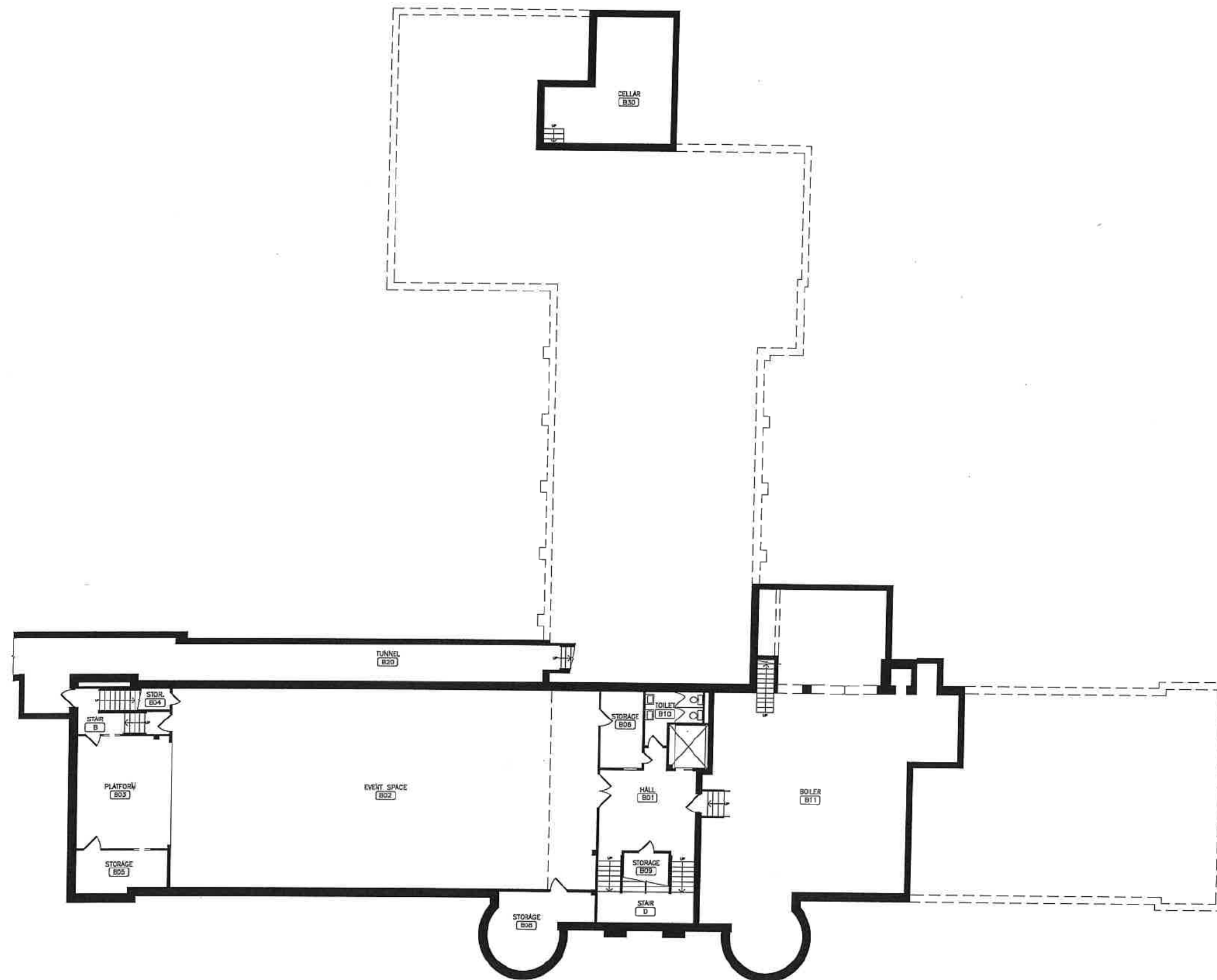


1 THIRD LEVEL PLAN



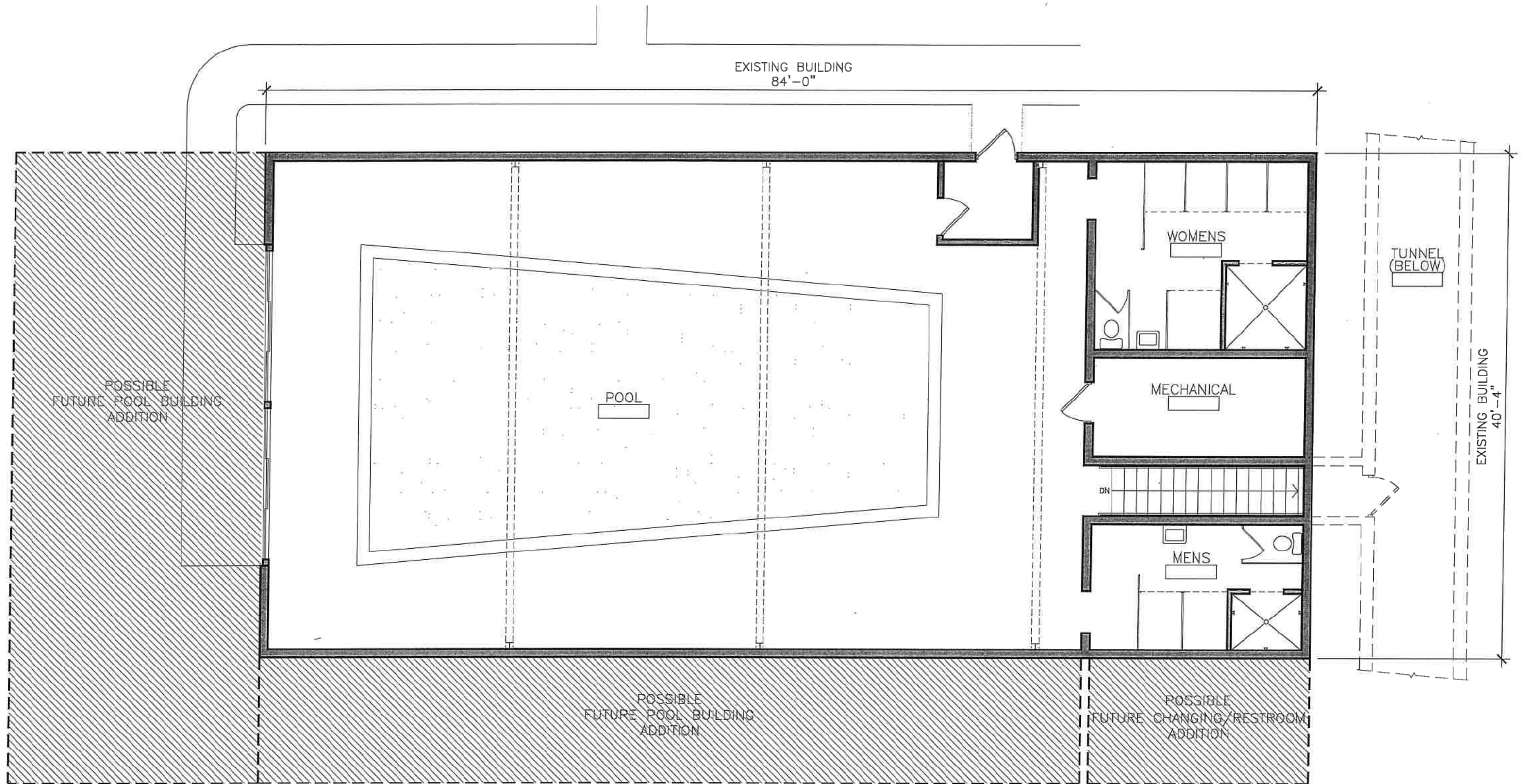


1 FOURTH LEVEL PLAN



1 BASEMENT PLAN

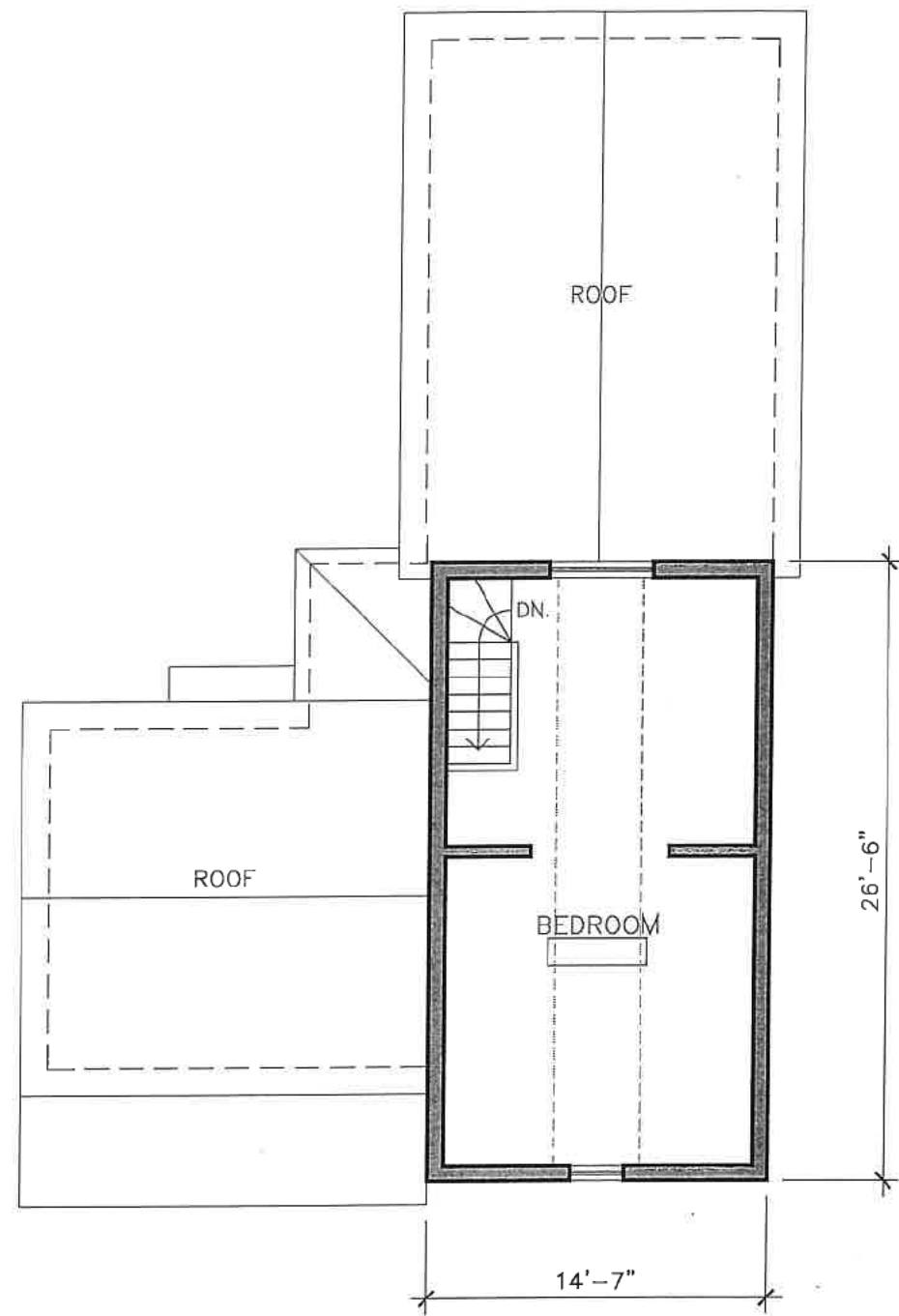




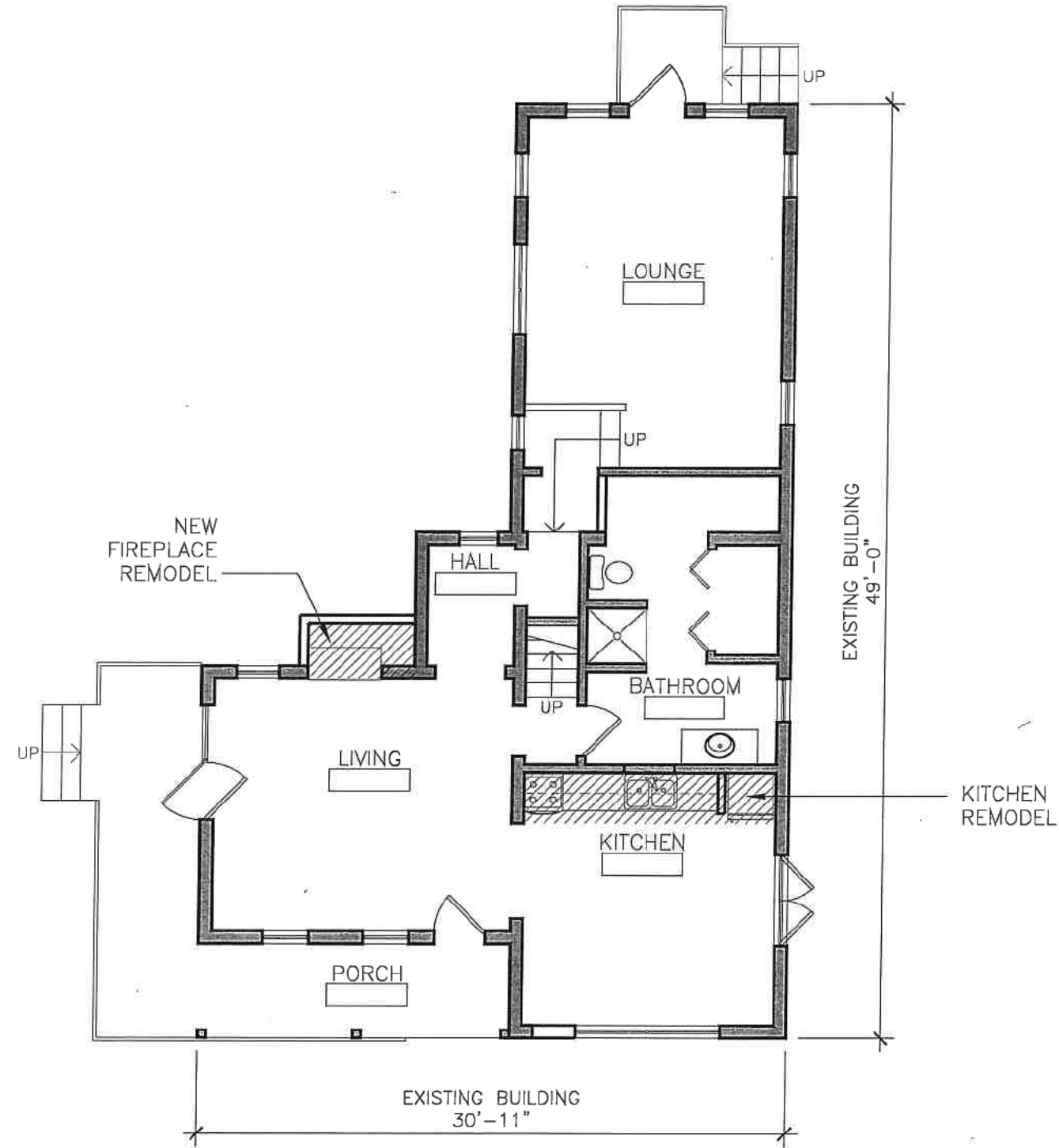
1 MAIN LEVEL PLAN

EXISTING BUILDING AREA
Main Level: 3,388 SF



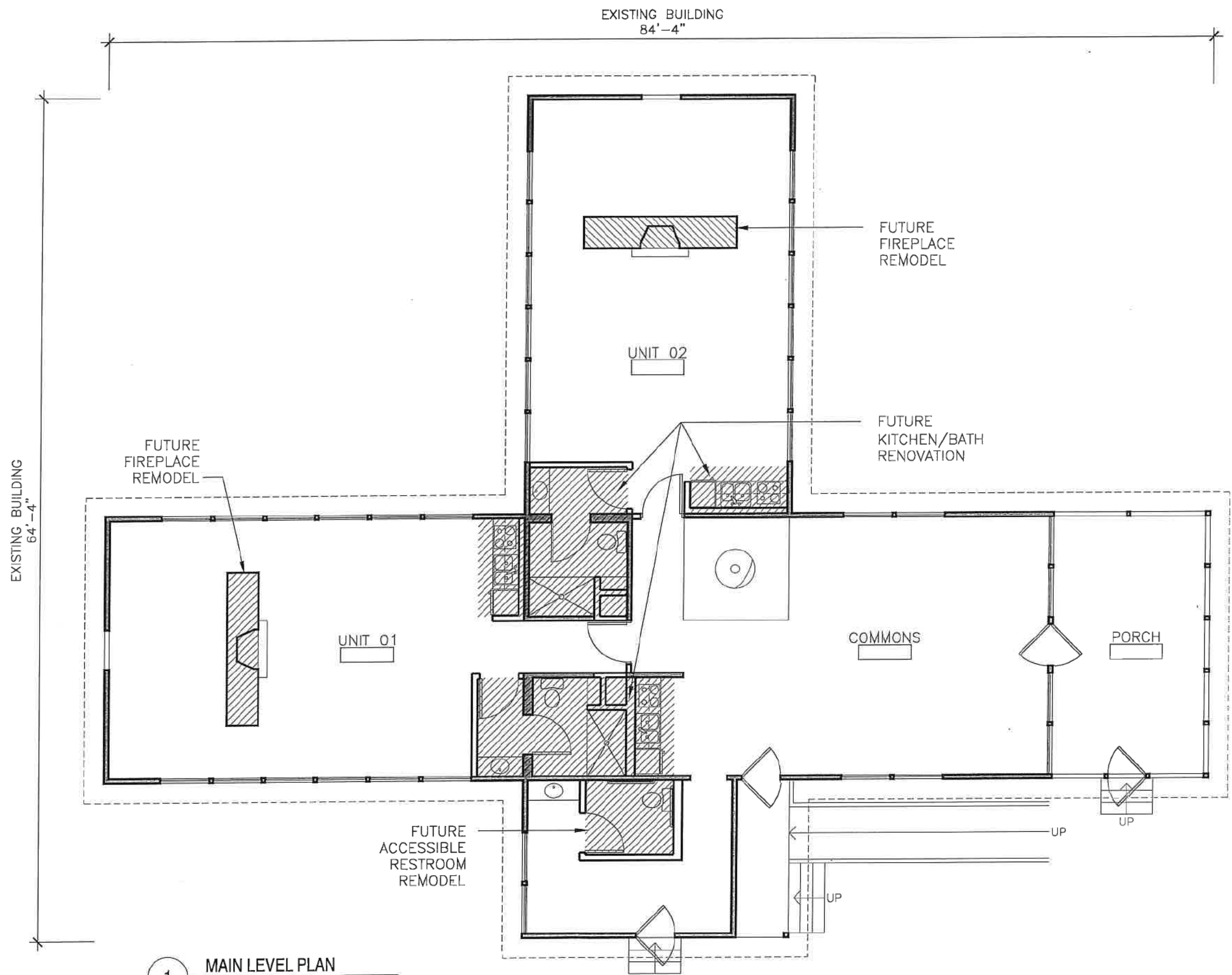


2 UPPER LEVEL PLAN



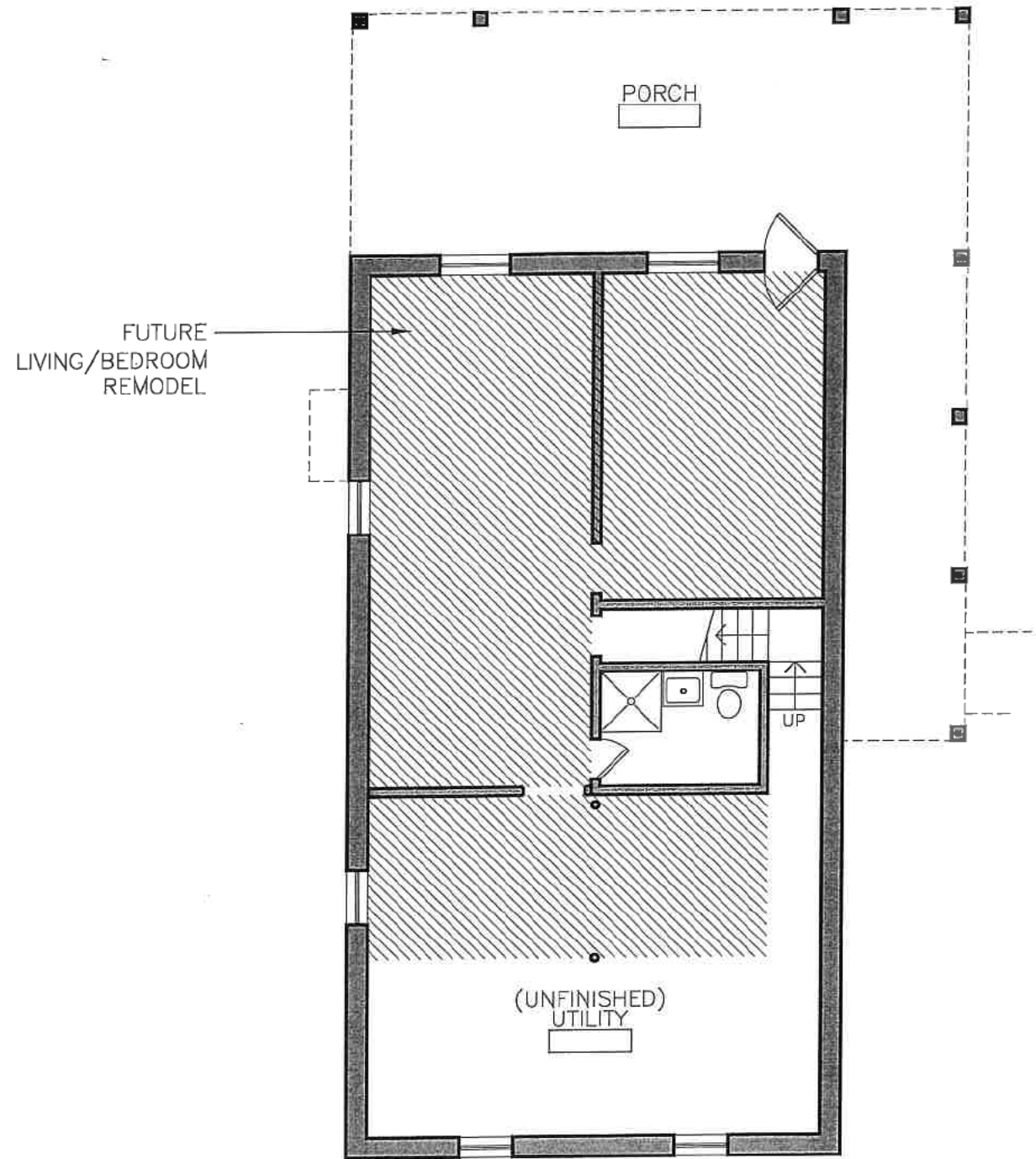
1 MAIN LEVEL PLAN

EXISTING BUILDING AREA	
Main Level:	1,091 SF
Upper Level:	387 SF
Total Building Area:	1,478 SF

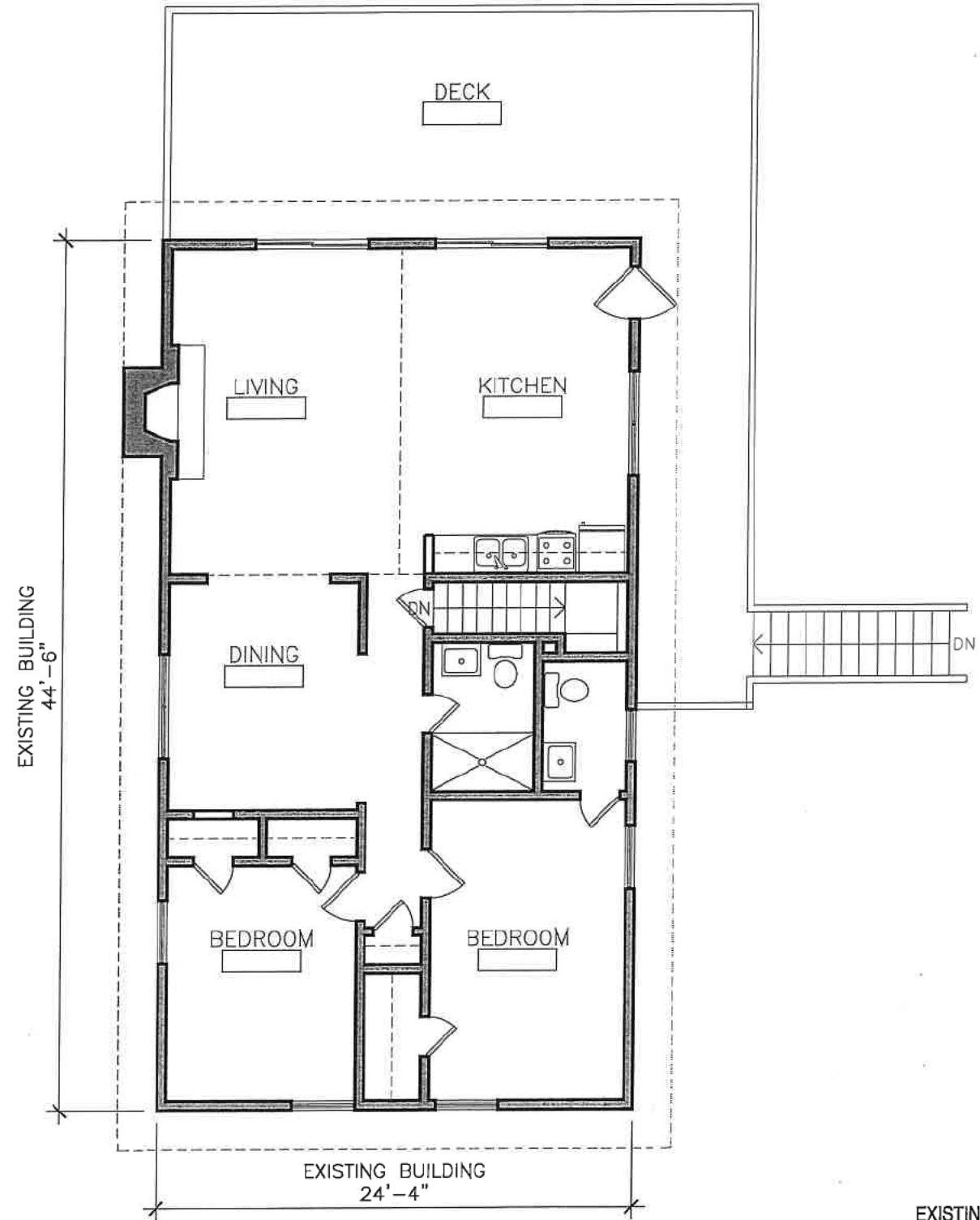


1 MAIN LEVEL PLAN

EXISTING BUILDING AREA
Main Level: 2,562 SF

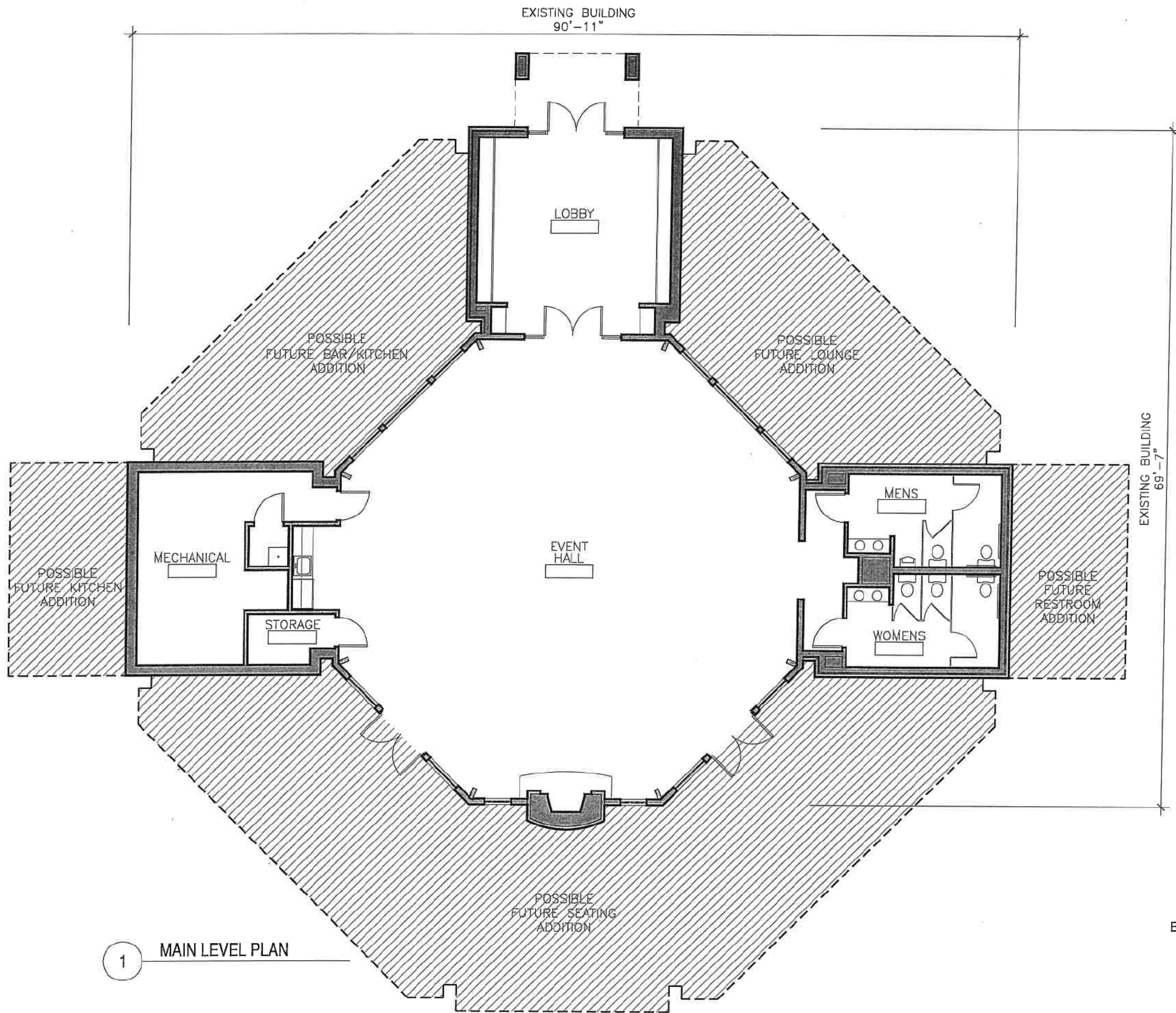


2 LOWER LEVEL PLAN



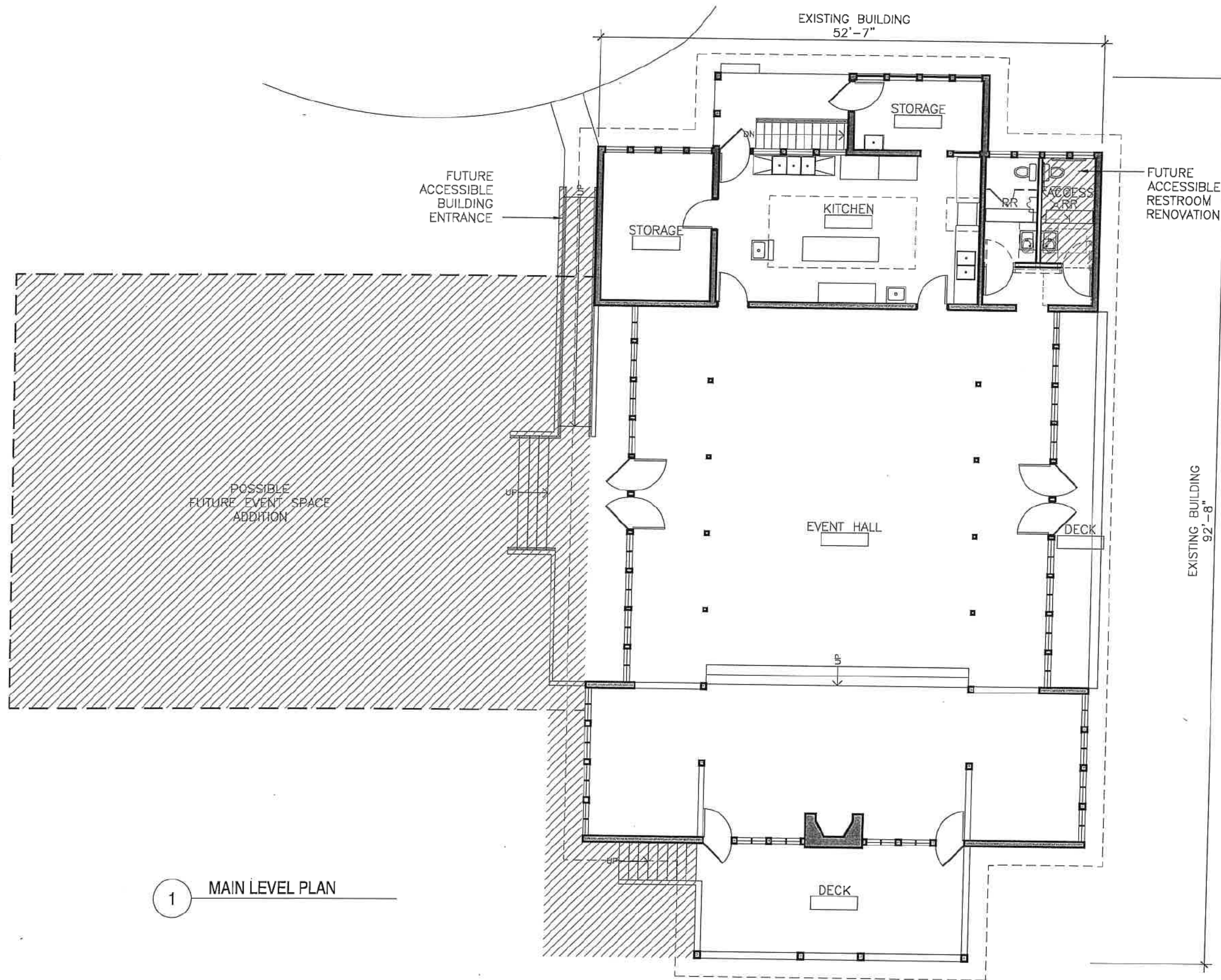
1 MAIN LEVEL PLAN

EXISTING BUILDING AREA	
Main Level:	1,083 SF
Lower Level:	1,083 SF
Total Building Area:	2,166 SF



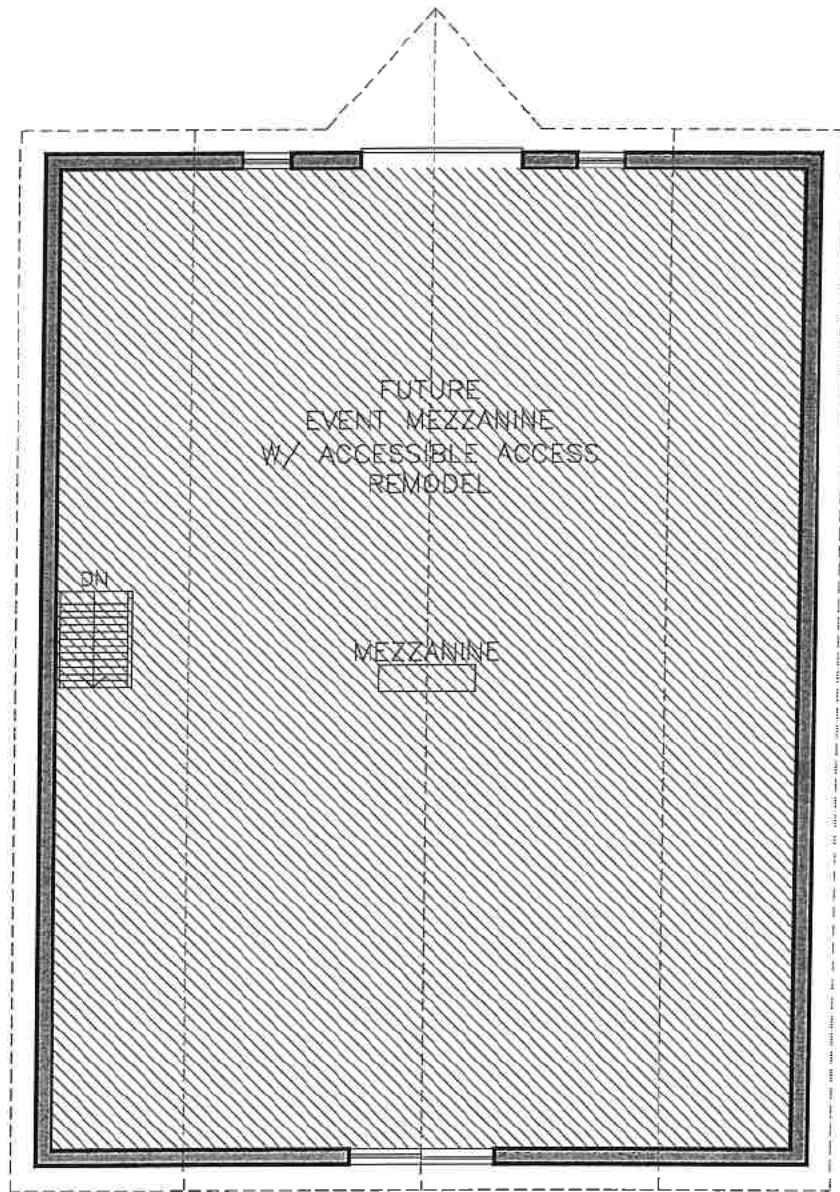
1 MAIN LEVEL PLAN

EXISTING BUILDING AREA
Main Level: 3,452 SF

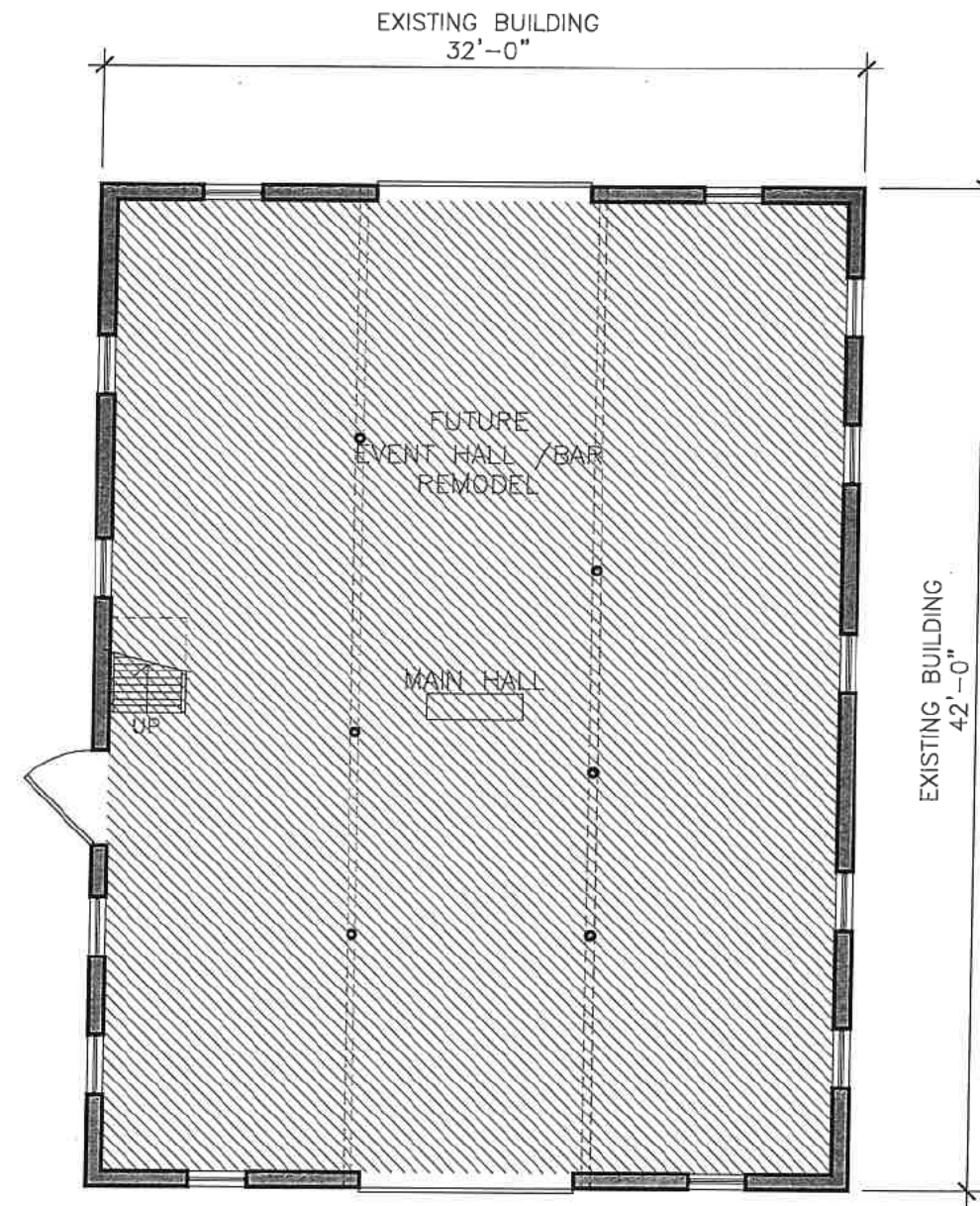


1 MAIN LEVEL PLAN

EXISTING BUILDING AREA	
Main Level:	4,425 SF
Lower Level:	939 SF
Total Building Area:	5,354 SF

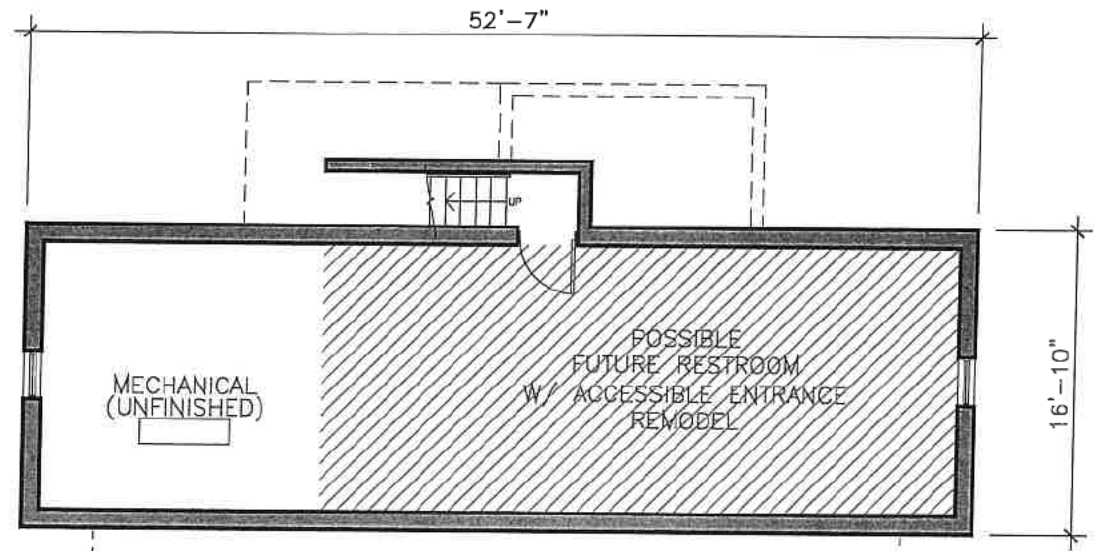


2 MEZZANINE LEVEL PLAN

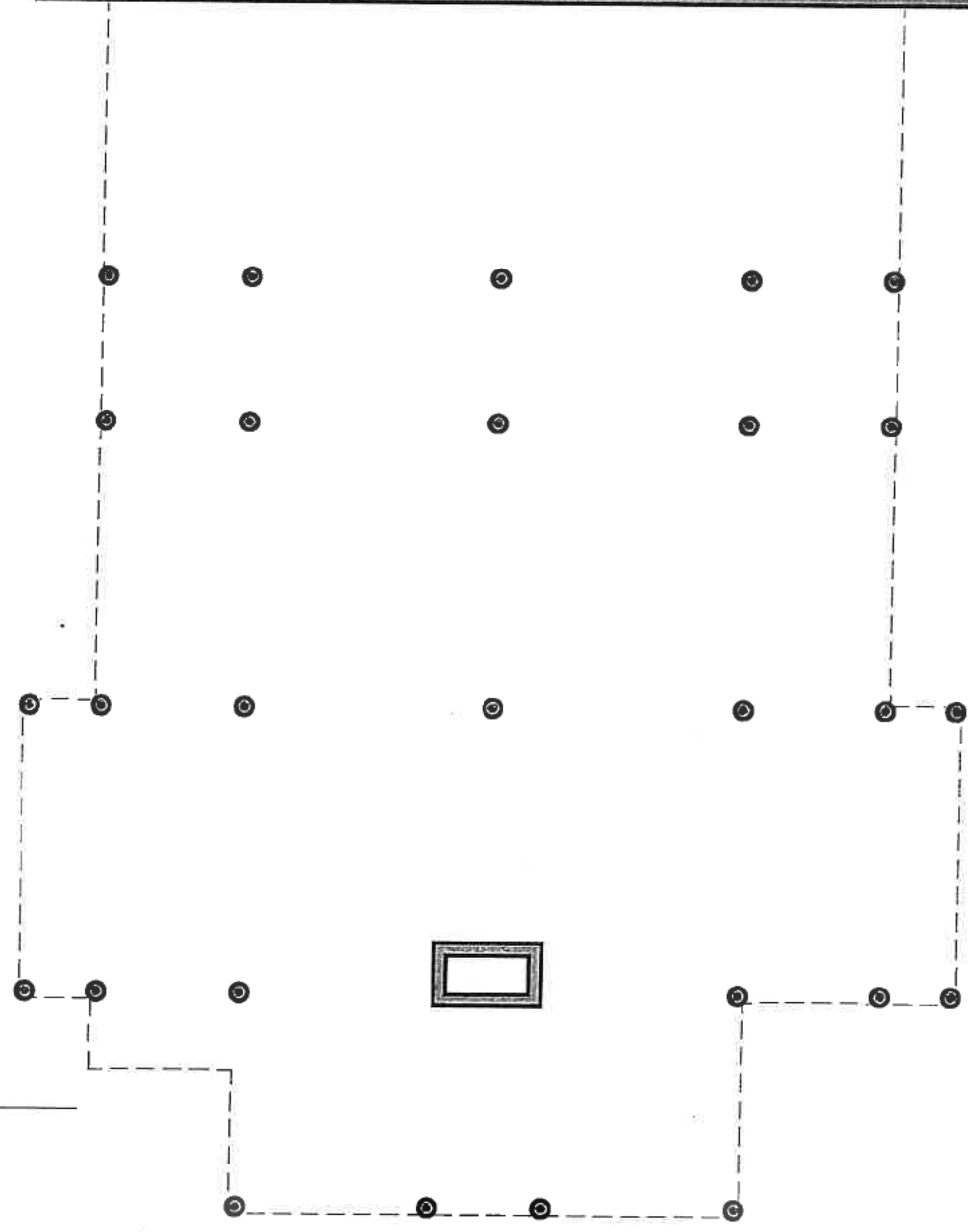


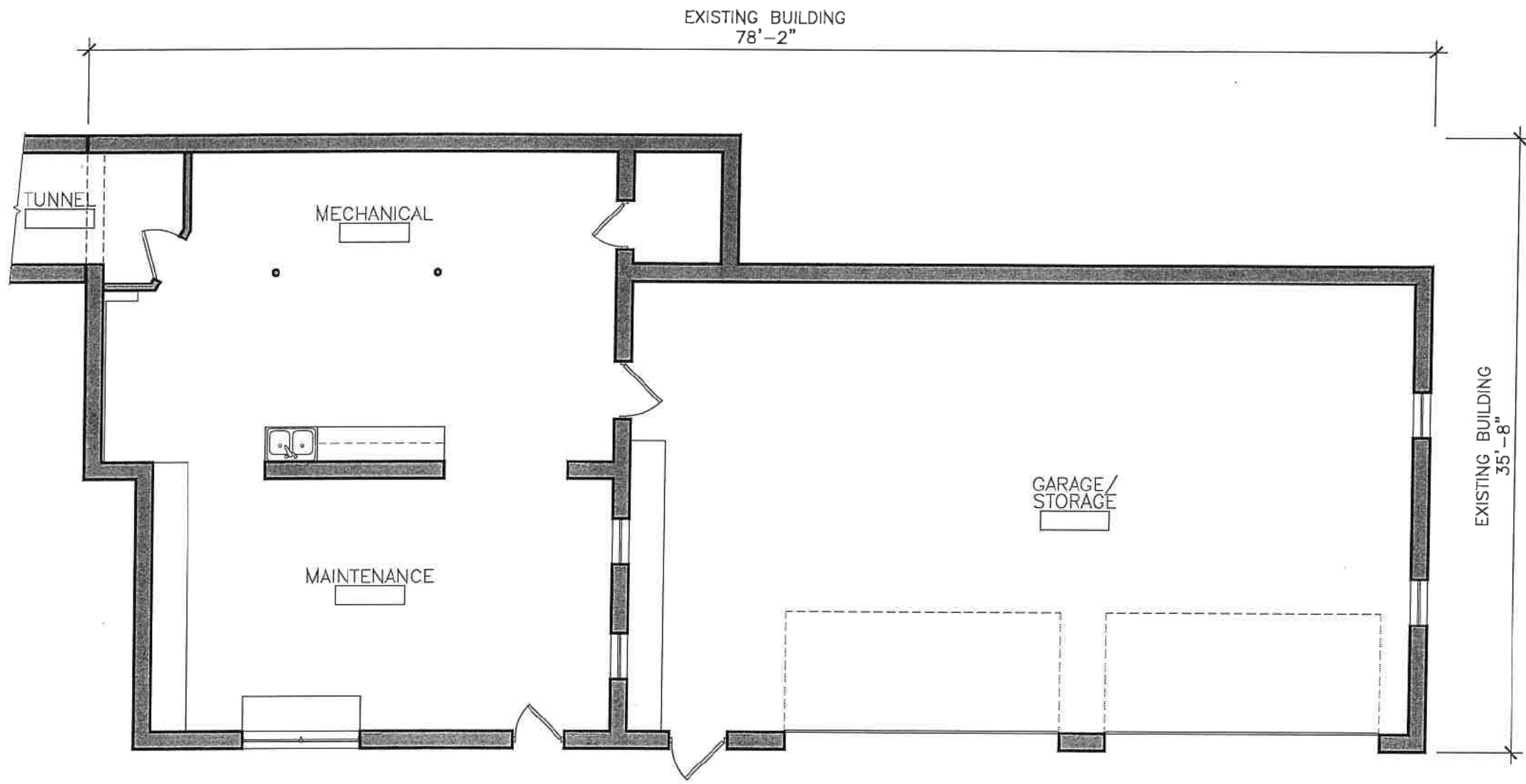
1 MAIN LEVEL PLAN

EXISTING BUILDING AREA	
Main Level:	1,344 SF
Mezzanine Level:	1,344 SF
Total Building Area:	2,688 SF



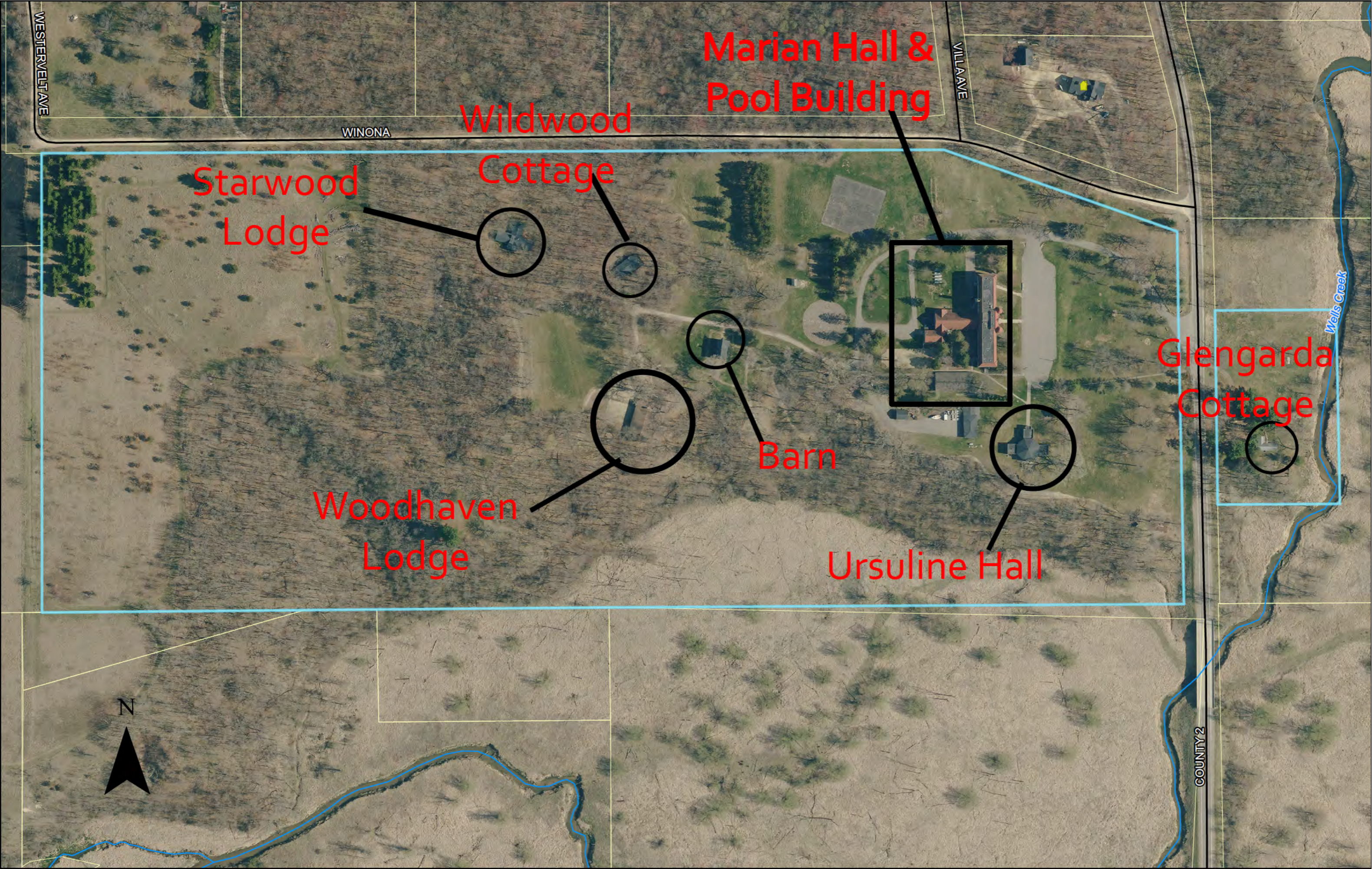
1 LOWER LEVEL PLAN





1 MAIN LEVEL PLAN

EXISTING BUILDING AREA
Main Level: 2,438 SF



WESTERVELT AVE

WINONA

VILLA AVE

COUNTY 2

Marian Hall & Pool Building

Wildwood Cottage

Starwood Lodge

Glengarda Cottage

Barn

Woodhaven Lodge

Ursuline Hall

Wells Creek



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
 July 17, 2023
 Villa Maria Ventures, LLC (Owner)
 John Rupp (Chief Manager)

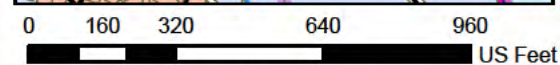
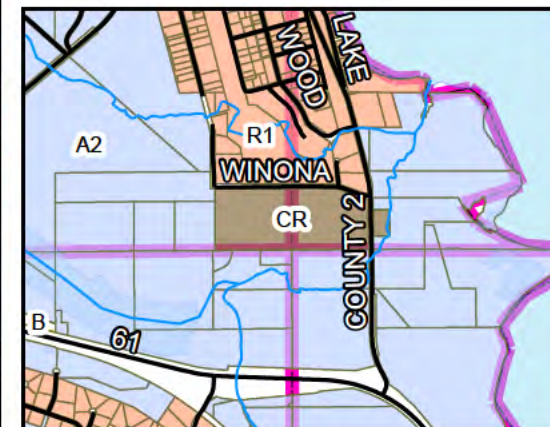
CR Zoned District

Blocks C, D, E of Garrards South Extension
 Plat and part of the SE 1/4 of the SW 1/4
 of Section 12 TWP 112 Range 13
 in Florence Township

Request for CUP to establish an Event
 Center and Resort Facility

Legend

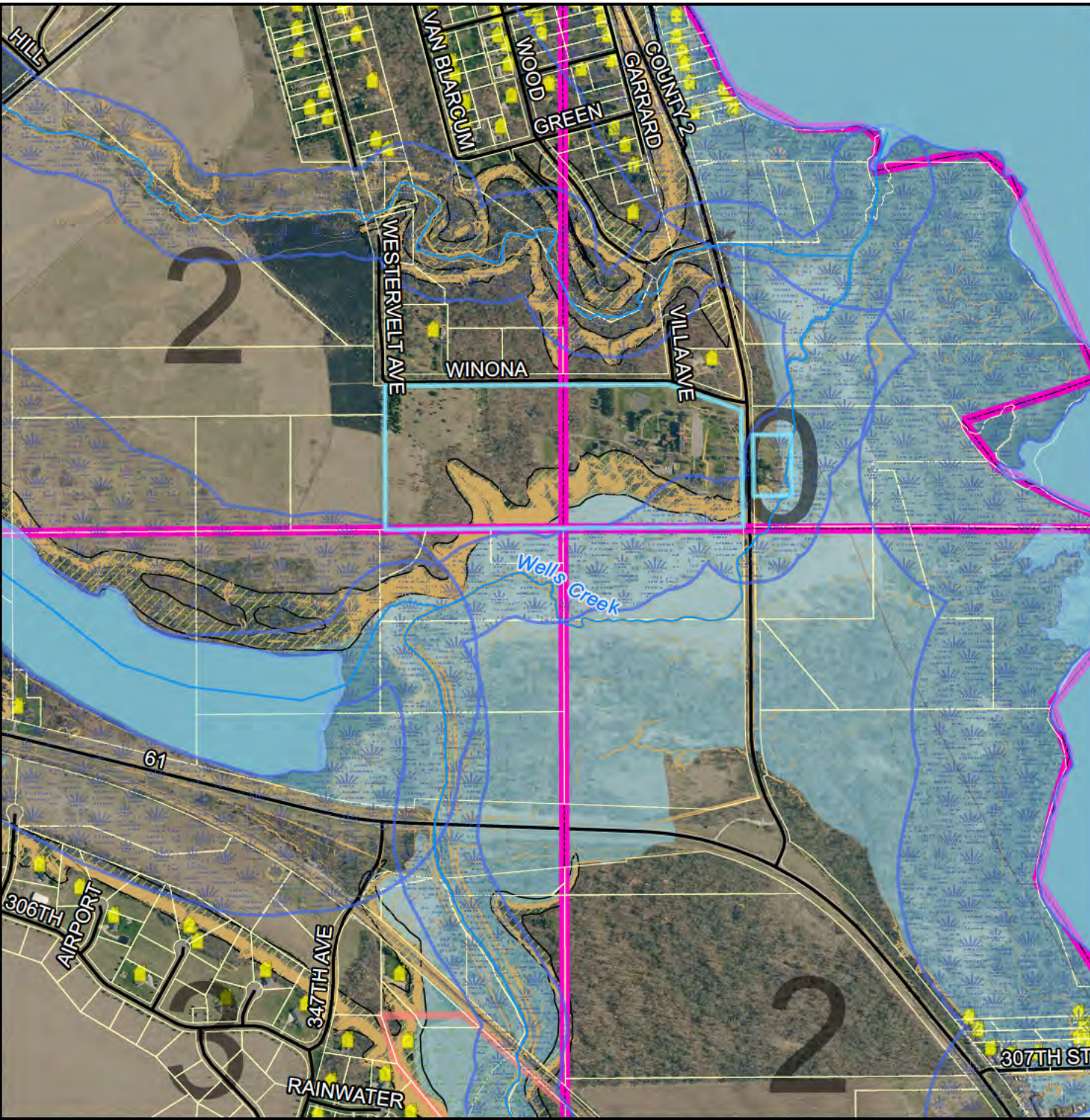
Intermittent Streams	Bluff Impact Zones (% slope) 20
Protected Streams	Bluff Impact Zones (% slope) 30
Lakes & Other Water Bodies	FEMA Flood Zones 2% Annual Chance
Shoreland	FEMA Flood Zones A
Historic Districts	FEMA Flood Zones AE
Parcels	FEMA Flood Zones AO
Registered Feedlots	FEMA Flood Zones X
Dwellings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



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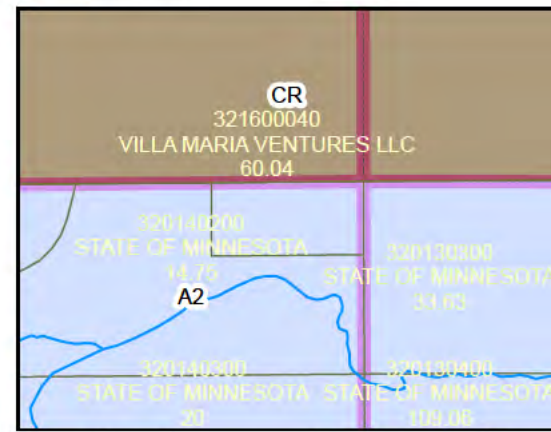
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Request for CUP to establish an Event
 Center and Resort Facility

Legend

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



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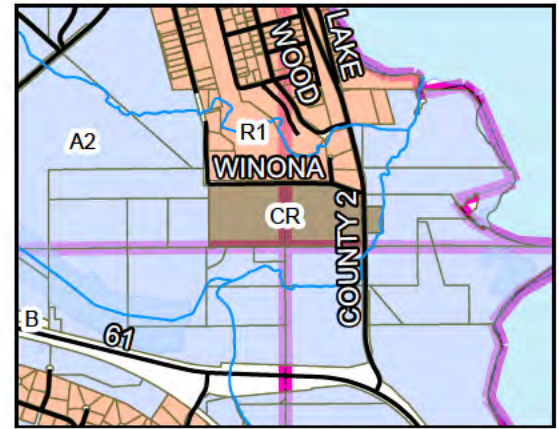
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- Intermittent Streams
 - Protected Streams
 - Lakes & Other Water Bodies
 - Shoreland
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 - Parcels
 - Registered Feedlots
 - Dwellings
 - Municipalities
- Bluff Impact Zones (% slope)**
 - 20
 - 30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



0 160 320 640 960 US Feet

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