

**BOARD OF COMMISSIONERS' PROCEEDINGS, GOODHUE COUNTY, MN
AUGUST 10, 2023**

The Goodhue County Board of Commissioners met on Thursday, August 10, 2023, at 10:00 a.m. at the Goodhue County Fairgrounds in, Zumbrota, with Commissioner Majerus, Flanders, Betcher, Anderson and Greseth all present.

C/Flanders asked for disclosures of interest. There were none.

¹ Moved by C/Majerus, seconded by C/Anderson, and carried to approve the July 18, 2023 County Board meeting minutes.

² Moved by C/Anderson, seconded by C/Greseth, and carried to approve the August 10, 2023 County Board Agenda.

³ Moved by C/Majerus, seconded by C/Greseth, and carried to approve the following items on the consent agenda:

1. Approve Janet Ferguson Anniversary Date.
2. Approve Dan Schmidt Anniversary Date
3. Approve the 2021 Emergency Management Performance Grant.
4. Approve the 2022 Emergency Management Performance Grant.
5. Approve Final Payment CSAH 11 Bridge.
6. Approve Final Payment for SAP 025-599-128 and SAP 025-599-129.
7. Approve Tax & CAMA MnCCC Participation Agreement

LAND USE MANAGEMENT DIRECTOR'S REPORT

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.

The Planning Commission recommended approval.

⁴ Moved by C/Anderson, seconded by C/Betcher, and carried to approve to open the public hearing.

Commissioner Flanders asked three times for public comment. There were no comments.

⁵ Moved by C/Majerus, seconded by C/Anderson, and carried to approve to close the public hearing.

⁶ Moved by C/Majerus, seconded by C/Anderson, and carried to approve the Planning Advisory Commission recommendation and adopt the staff report into the record; accept the application, testimony, exhibits, and other evidence presented into the record; and 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).

Request for Interim Use Permit (IUP) for up to Four Animal Units on a 5 Acre Parcel Zoned R-1 (Suburban Residence District). The 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.

The Planning Commission recommended approval.

⁷ Moved by C/Anderson, seconded by C/Majerus, and carried to approve the Planning Advisory Commission recommendation and adopt the staff report into the record; adopt the findings of fact; accept the application, testimony, exhibits, and other evidence presented into the record; and APPROVE the request 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.

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Request for CUP for an Event Center and Resort Facility (Villa Maria Ventures, LLC (John Rupp, Chief Manager)). The request is 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).

The Planning Commission recommended approval. Due to the Applicant's comments received after the Planning Advisory Commission meeting, staff recommended adding additional conditions to the Board's motion to ensure compliance with the Building Code.

⁸ Moved by C/Anderson, seconded by C/Majerus, and carried to approve to the Planning Advisory Commission recommendation and adopt the staff report into the record; adopt the findings of fact; accept the application, testimony, exhibits, and other evidence presented into the record; and APPROVE the request from Villa Maria Ventures, LLC (John Rupp, Chief Manager) for a Conditional Use Permit (CUP) 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 restaurants, 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.
10. A building permit will not be issued until staff receives an approval letter from the State Fire Marshall for the fire suppression system.
11. A Certificate of Occupancy for the Marian Hall building will not be issued until a sprinkler system is installed and passes inspection(s) or the Department of Labor and Industry has issued a formal decision on an appeal to the sprinkler requirement.

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COUNTY ADMINISTRATOR'S REPORT

Xcel Energy Letter Response. On July 12th, 2023 Goodhue County received a letter from Xcel Energy requesting consultation on the Prairie Island Nuclear Generation Plant's (PINGP) operating license renewal. In response to this request an email to Goodhue County Commissioners and Department Heads was sent out to ask for points of concern and issues they would like addressed within a response letter. What was issued by the aforementioned group is included in the letter below. Staff recommended the board approve the proposed response to Xcel Energy's request.

⁹ Moved by C/Betcher, seconded by C/Anderson, and carried to approve the proposed response to Xcel Energy's request.

FINANCE DIRECTOR'S REPORT

Broadband Extension with Southeast MN Wifi LLC. On July 18th, 2023 the Goodhue County Board approved a Broadband Agreement with Southeast MN Wifi. The County agreed to provide \$112,138 to Southeast MN WiFi so they could provide broadband service to 18 passings, including 12 homes, at a cost of \$6,230 per passing per County grant. At this time Southeast MN Wifi has been in contact with an additional seven residents that have expressed interest in broadband service. Therefore, Southeast MN Wifi is requesting an additional \$62,545 from Goodhue County for an extension for their recently approved project.

Staff recommended the county board approve the Broadband Extension requested by Southeast MN Wifi LLC resulting in an additional amount of \$62,545.

¹⁰ Moved by C/Anderson, seconded by C/Greseth, and carried to approve the Broadband Extension requested by Southeast MN Wifi LLC resulting in an additional amount of \$62,545.

GOODHUE COUNTY SOIL & WATER CONSERVATION DISTRICT'S REPORT

Annual Awards. Beau Kennedy and Chris Hinck with Soil and Water introduced to the board and presented the following awards:

- Conservation Farmer of the Year- Paul and Chris Kalass
- Woodland Manager of the Year- Andy Lejcher

EXTENSION OFFICE DIRECTOR'S REPORT

4-H Update. Aly Kloeckner, with the Goodhue County Extension office updated the board on the county 4-H program. Beth Carpenter, youth camp counselor presented to the board on her experience with 4-H.

Farm Family of the Year. Aly Kloeckner announced that the Mike and Rebekah Patterson Family was named Farm Family of the Year.

For Your Information

County Administrator, Scott Arneson, presented County Board Chair, Linda Flanders with a letter from Minnesota Governor Walz, in recognition of her work with the Might Mississippi Clean Up efforts.

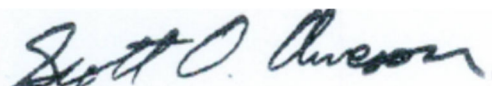
COMMITTEE REPORTS:

C/Betcher	•
C/Greseth	•
C/Anderson	•
C/Majerus	•
C/Flanders	• Housing update. NACo update.
Administrator Arneson	•

Adjourn

¹¹ Moved by C/Anderson, seconded by C/Greseth, and carried to approve to adjourn the August 10, 2023, County Board Meeting.

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SCOTT O. ARNESON
COUNTY ADMINISTRATOR



LINDA FLANDERS, CHAIR
BOARD OF COUNTY COMMISSIONERS

MINUTE

1. Approved the July 18, 2023, board meeting minutes. (Motion carried 5-0)
2. Approved the county board agenda. (Motion carried 5-0)
3. Approved the consent agenda. (Motion carried 5-0)
4. Approved to open the public hearing. (Motion carried 5-0)
5. Approved to close the public hearing. (Motion carried 5-0)
6. Approved the Request for Map Amendment to Rezone for Mitchell Rigelman of Florence Township. (Motion carried 5-0)
7. Approved a Interim Use Permit for Gary Arntson of Warsaw Township. (Motion carried 5-0)
8. Approved a Conditional Use Permit for Villa Maria Ventures LLC, Florence Towhship. (Motion carried 5-0)
9. Approved the Xcel Energy Letter of Response. (Motion carried 5-0)
10. Approved the Broadband Extension with Southeast MN WiFi LLC. (Motion carried 5-0)
11. Approved to adjourn the August 10, 2023 County Board Meeting. (Motion carried 5-0)