

Goodhue County

Minnesota

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

Planning Advisory Commission

6:00 PM Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. July 17, 2023 PAC Draft Meeting Minutes

Documents:

[MINUTES_DRAFT_JULY_2023.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: "Prebe Estates" Preliminary And Final Plat Review
Request submitted by Daniel Prebe (Owner) for Preliminary and Final Plat review of the proposed Prebe Estates plat comprising approximately 1.69 acres. Parcels 32.130.1800, 32.130.1850, and 32.130.1840. 59134 Westervelt Avenue Way Frontenac, MN 55026. Lots 4, 5, and 6 of the Town of Frontenac plat in Florence Township. R-1 Zoned District.

Documents:

[PACPACKET_PREBE.PDF](#)

2. PUBLIC HEARING: Request For Map Amendment (Rezone)
Request, submitted by Laurie Johnson (Applicant) on behalf of Terry G Forehand Et Al (Owners) to rezone 20.49 acres from A-2 (General Agriculture District) to R-1 (Suburban Residence District). Parcel 41.036.2500. TBD County 24 BLVD Cannon Falls, MN 55009. Part of the NW ¼ of the NW ¼ of Section 36 TWP 112 Range 18 in

Stanton Township.

Documents:

[PACPACKET_JOHNSON.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
GOODHUE COUNTY, MN
July 17, 2023 MEETING MINUTES
DRAFT**

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

Roll Call

Commissioners Present: Tom Gale (arrived at 6:25 PM), Richard Miller, Darwin Fox, Howard Stenerson, Richard Nystuen, Chris Buck, and Todd Greseth

Commissioners Absent: Marc Huneke

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

1. Approval of Agenda

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

Motion carried 6:0

2. Approval of Minutes

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

Motion carried 6:0

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 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.

Pierret presented the staff report and attachments.

Commissioner Stenerson commented that this is a strange situation. He questioned whether there were any details on the Randall properties that were split off. He wondered whether these properties were changed to R-1 as part of that split.

Pierret stated these parcels are still zoned A-3.

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Commissioner Stenerson asked how the Randall parcels could be 0.8 acres and 2.8 acres and we can't split this one into 1.2 acres.

Pierret stated she did not know how the parcels ended up in this configuration and why the Randall parcel has a dwelling. It could have been done several years ago before common zoning rules were adopted.

Commissioner Greseth asked if the Randall properties have any buildable sites.

Pierret stated no. One of the parcels has a dwelling on it. The dwelling may be on the property line between the two parcels. Neither of the parcels owned by the Randalls are involved with this request. This is for the small 1.2 acres owned by the Moechnig Trust. There are no building sites on the Randall properties because of the 35-acre minimum lot size.

Commissioner Stenerson asked how many houses are already built in that section.

Pierret stated that she was unsure because they don't keep track of how many houses are in the R-1 and A-3 districts.

Chair Buck Opened the Public Hearing

No one spoke for or against the request.

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

Motion carried 6:0

Pierret said there are currently 19 dwellings in the A-3 zoned portions of this section and there are 14 dwellings in the R-1 zoned parts of the section. Part of this section is also taken up by the city of Lake City.

Commissioner Stenerson asked if staff knows how far away Lake City public utilities are from this area. There are a lot of properties on real sandy soil and there are a lot of septics out there.

Pierret stated that the location of Lake City utilities is unknown by staff at this time.

Hanni stated staff reviewed the nearby septics and have data on all but one system. The systems that have information on file with the County are all compliant.

It was moved by Commissioner Nystuen 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

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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).

Motion carried 5:1 (Commissioner Stenerson dissented)

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.

Pierret presented the staff report and attachments.

Commissioner Stenerson asked why this is a Conditional Use Permit (CUP) rather than a variance. Under the rules, it looks like 3 animal units are automatically approved. Wouldn't the Applicant just need a variance to get the fourth, fifth, and sixth animals? One place in the report states 6 horses and one place states 4 horses.

Pierret said that the Table of Uses dictates that this needs to be an Interim Use. The six horses referenced were the maximum he could have because he owns a little over six acres. It is one animal unit per acre on a minimum one-acre parcel. He is only asking for 4 horses. If this request is approved, he would be limited to 4 horses. If he wants 5 or 6 he would have to come back and amend the IUP.

Commissioner Nystuen asked why this is not being rezoned to A-2 since there are A-2 parcels on either side.

Pierret stated rezoning this would mean more public hearings and more expense for the Applicant. The Table of Uses was amended in 2019 for these types of situations. A rezoning is not necessary because we already have a means with the Interim Use Permit for him to get these 4 horses.

Commissioner Nystuen asked if this will open it up for more people wanting to do this type of request.

Pierret said yes. And that is what the ordinance was written for.

Commissioner Fox said a subcommittee put this together and recommended the IUP process so people could have animals without having to go through the re-zoning process.

Commissioner Miller said it is an IUP and that has restrictions.

Chair Buck Opened the Public Hearing

No one spoke for or against the request.

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5After Chair Buck called three times for comments it was moved by Commissioner Miller and seconded by Commissioner Nystuen to close the Public Hearing.

Motion carried 6:0

Commissioner Stenerson said he prefers to see this in an agricultural zone, but there is enough land and it fits the rules.

6It was moved by Commissioner Stenerson and seconded by Commissioner Fox for the Planning Advisory Commission to:

- adopt the staff report into the record;
- adopt the finding 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.

Motion carried 6:0

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).

Pierret presented the staff report and attachments.

Chair Buck asked if the three or four full-service bars will be used only for events or if they will be open all the time.

John Rupp (Applicant) said the ballroom (the old chapel) has a service bar on the back of it. If there is an event and the host/hostess wants to have beverage service at that bar they can. That bar would only be open for events. On the lower level, there is a social space that is intended to be used before the event starts, and before people are seated for dinner, they could go there and use the bar on that level. The use will vary from event to event. Neither one of these bars is open other than associated with a particular event and both would be associated with the same event.

Commissioner Stenerson questioned the type of use proposed. The report states there will be a hotel open 24 hours a day and it also references an event center. Will the property be used for

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both types of activities or is the hotel just for events being held on-site and not open to the public to stay?

Mr. Rupp stated anyone from the public can rent a room whether they are associated with an event on-site or not.

Commissioner Stenerson said they are having two separate things going on there, a hotel and an event center. Are the bars not connected to the hotel and would not be available unless there was an event?

Mr. Rupp stated once the hotel opens, on the floor plans there is a bar space on the lower level and if that is not being used, it is where breakfast would be served.

Commissioner Stenerson clarified that would be the bar/restaurant for the hotel.

Mr. Rupp indicated yes, that is correct.

Commissioner Gale asked if the bar/restaurant is just for the guests staying there, or could anyone passing by stop in for a meal?

Mr. Rupp said that initially, it would be for guests only but eventually, it could open to the public. It's a small space so it is designed to service the hotel but it could be open to the public in the future.

Chair Buck Opened the Public Hearing

James Anderson, 34873 Winona Street, Frontenac, likes what Mr. Rupp is doing. It's very tasteful and very complementary to what's happening in Frontenac. So far the events have been exactly what they were billed as. For clarification, he wanted to know if the Conditional Use Permit is just for the existing structures and buildings. It's not a request to add properties or to do more with that property than is currently there?

Pierret stated he has proposed some structural additions to the Ursuline Hall. No other structural changes have been proposed. No new buildings would be constructed. If they wanted to build any new structures in the future, Mr. Rupp would have to come back to this board to amend the permit.

Mr. Anderson asked if things change and revisions are requested by the Applicant, will the neighbors be notified?

Pierret stated yes, any new buildings or anything that is not presented in his application today would require another public hearing. Neighbors won't be notified when a building permit is pulled, or anything that is allowed in this permit.

Commissioner Nystuen asked if anything that is shown as a "proposed" item, will be a part of what is passed tonight. For example, the ponds.

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Pierret indicated there are no concrete plans for those items denoted as “proposed” at this time. For the ponds, other buildings, or condos, the Applicant would need to come back and apply for a CUP amendment.

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

Motion carried 7:0

Commissioner Stenerson said there are already events taking place and construction going on at the same time. His concern is public safety. If there is construction during an event, under the current rules does the Building Official have to sign off on safety before that event is held? He is concerned enough that he might want a provision put in there stating if there is a scheduled event before the completion of a construction project they have the Building Inspector to go out and verify the event is safe.

Hanni indicated that is what they did last time [in January] when they had events. The Building Official visited the site and determined that various areas were safe for events to take place. The Building staff is specific about where they can have the events. If an area is under active construction they cannot have events in that area.

Commissioner Stenerson asked if there is a procedure in place and we don't have to address that.

Hanni stated yes it would go through the Building Official. We did that with one of the past events that they just had.

Commissioner Stenerson said any time there are events in a rural setting, people tend to be bolder. If there is an event with over 500 attendees the County is notified. Should the PAC add a provision where the owner would be required to notify the Sheriff's Department when they are having an event, indicating the date and time of the event? Then the Sheriff's Department can determine whether they need additional patrols in the area or not.

Commissioner Greseth asked if they did anything like that with the Cannon Falls Event Center.

Commissioner Stenerson said he didn't know.

Commissioner Miller said they did not.

Commissioner Greseth stated as far as the alcohol goes, the event center has to monitor that. That is 100% on them. It's a good concept but he does not know how it would work. He is not sure that this should go in the stipulations.

Hanni stated that would be difficult to do. If it gets to the point where he has an event and also weekend guests, how would you count the number of attendees?

Commissioner Stenerson said the only reason it came to his attention is that 500 people is a massive event for a rural area like that. That's a lot of people and a lot of cars. Why did they decide on 500 rather than 250 or 100?

Hanni stated that the 500 maximum was in the Assembly Control's Ordinance they had in place a long time ago and was used in the update of the Ordinance a few years ago. The Assembly Controls

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Ordinance would be used for events such as concerts or something that is publicly advertised. With a mixed use of the facility, some of the people are there for the event, while others might be there for a small family reunion. Are they counting all of the people on the property or just the people at the event?

Commissioner Stenerson said he is referring to the event. The Applicant has an event center, a hotel, and other activities. He wasn't thinking of just this one event center. He feels it is worth a discussion on any of the event centers. Should the number for notification to the County be smaller than 500 attendees? That is a lot of cars for some of these county roads.

Hanni stated they could review the ordinance.

Commissioner Stenerson thought that would be a good idea. They are getting a lot of event centers on the county roads.

Commissioner Fox said that if you look at lowering the number to 250, a golf course that has a dinner event for a golf outing would have to notify the County, the County would need to send a deputy out to the site, and if they don't, the County could be liable for not holding up its conditions.

Commissioner Miller said he feels that this is a proper discussion for the ordinance as a whole, not for the Conditional Use Permit.

8It was moved by Commissioner Miller and seconded by Commissioner Greseth for the Planning Advisory Commission to:

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

Recommend 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;

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-
- 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.

Motion carried 7:0

Other Discussion

Staff introduced the new Zoning Assistant, William Lenzen.

9ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Fox to adjourn the Planning Commission Meeting at 6:43 p.m.

Motion carried 7:0

Respectfully Submitted,
Patty Field, Zoning Administrative Assistant

MOTIONS

-
- ¹ APPROVE the PAC meeting agenda
Motion carried 6:0
 - ² APPROVE the previous month’s meeting minutes
Motion carried 6:0
 - ³ Motion to close the Public Hearing
Motion carried 6:0
 - ⁴ APPROVE the request for a Map Amendment (Rezone)
Motion carried 5:1 (Stenerson dissented)
 - ⁵ Motion to close the Public Hearing
Motion carried 6:0

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⁶ APPROVE the request for an IUP to allow up to 4 horses

Motion carried 6:0

⁷ Motion to close the Public Hearing

Motion carried 7:0

⁸ APPROVE the request for a CUP for an Event Center

Motion carried 7:0

⁹ ADJOURN. Motion to adjourn the meeting

Motion carried 7:0

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: September 18, 2023
Report date: September 8, 2023

PUBLIC HEARING: “Prebe Estates” Preliminary and Final Plat Review

Request, submitted by Daniel Prebe (Owner), for Preliminary and Final Plat review of the proposed Prebe Estates Plat comprising approximately 1.69 acres.

Application Information:

Applicant: Daniel Prebe (Owner)
Address of zoning request: 59134 Westervelt Avenue Way Frontenac, MN 55026
Parcel(s): 32.130.1800, 32.130.1850, and 32.130.1840
Abbreviated Legal Description: Lots 4, 5, and 6 of the Town of Frontenac plat in Florence Township
Zoning District: R1 (Suburban Residence District)
Township: The Applicant has presented the proposal to Florence Township and the Township has not indicated any objection to the proposal.

Attachments and links:

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

Summary:

Daniel Prebe (Owner/Applicant) has had a Preliminary and Final Plat prepared for the proposed “Prebe Estates” to reconfigure three existing parcels into two parcels for the potential to construct a dwelling on Lot 2.

According to Article 24 of the Goodhue County Zoning Ordinance (R-1, Suburban Residence District), any subdivision of an R-1 zoned parcel that could result in the creation of one or more additional dwelling sites shall be platted. The Applicant has applied for a variance to allow the creation of two parcels with under 1 acre of buildable area and to allow Lot 2 to be buildable. This variance will be heard by the Board of Adjustment at their September 25, 2023 meeting.

The Planning Commission is being asked to approve the proposed lot configuration as part of the plat, buildability will be determined during the variance process with the BOA. The proposed property lines have been configured for existing buildings to meet required setbacks from new property lines and to give Lot 2 access via the existing U-shaped driveway off Westervelt Avenue.

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 request submitted by Daniel Prebe for the Preliminary and Final Plat of the proposed “Prebe Estates” Plat comprising approximately 1.69 acres.

RECEIVED

AUG 10 2023

FILE #	
PARCEL #	723-0041

Land Use Management 505 Plat Application

A. A Minnesota Statue Chapter 505 plat* is required under the following circumstances:	
<input type="checkbox"/>	1) The creation of three or more tax parcels from one tax parcel, except when the tax parcels created can be described by an aliquot part of the Public Land Survey. The minimum division shall be a Quarter Quarter of the Section (i.e. SE 1/4 of the NW 1/4). Non-contiguous land must be separate tax parcels. The parcels shown on the plat provide for road access for each new division or reconfiguration of land;
<input type="checkbox"/>	2) If a subdivision of a platted lot or outlot can result in one or more potential dwelling sites, the subdivision must be platted.
*Requires approval and public hearings from the Planning Commission and County Board	

Landowner Information	
Landowner Name	Daniel Eugene Prebe
Mailing Address	29134 Westervelt Ave Way W, Frontenac, MN 55026
Daytime Phone	

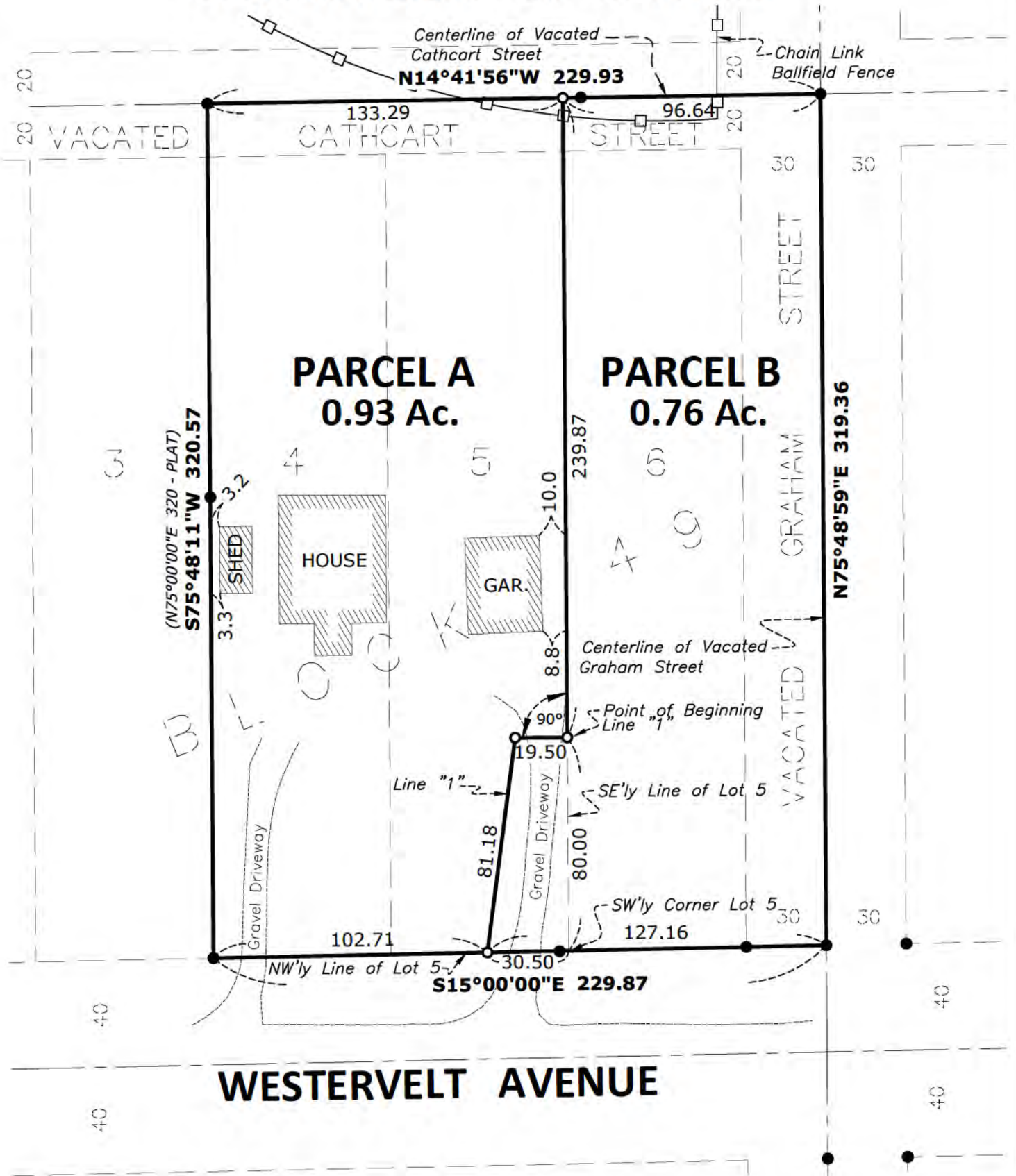
Applicant Information (if different than above)	
Applicant Name	(SAME)
Mailing Address	
Daytime Phone	

Township Information	
Township position	Date
Signature	

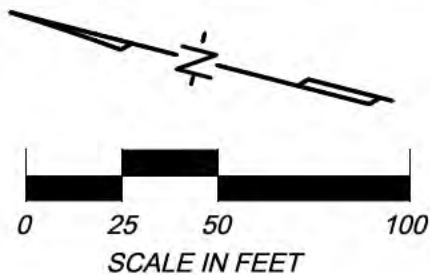
County Use			
Application Fee	\$350	Receipt Number	18219
		Received Date	8-10-23
Initial Reviewed by			
Plat Name			

Request complies with Goodhue County Zoning and Subdivision requirements as attested by me
 _____ the Goodhue County Planner/Zoning Administrator on
 this day _____

CERTIFICATE OF SURVEY



**SEE SHEET 2 FOR
PROPERTY DESCRIPTIONS**



LEGEND

- Denotes a 1/2 Inch x 15 Inch Iron Pipe Set with a Plastic Cap Stamped 42302 (or Otherwise Noted)
- Denotes an Iron Monument Found

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

[Signature]

MARK A. SCHOENFELDER, P.L.S.

DATE: 8/11/2023 LIC. NO. 42302

**RIDGELINE
G R O U P**

ENGINEERS | PLANNERS | SURVEYORS

30692 HIGHWAY 58 BLVD
RED WING, MN 55066
(651) 764-9521

Prepared For:

DANIEL PREBE

Lots 4, 5 and 6, Block 49, FRONTENAC

DATE: 8/11/2023

REV. DATE:

SHEET 1 OF 2

FILE NO.: 623017

PREBE ESTATES

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Daniel E. Prebe owner of the following described property situated in the County of Goodhue, State of Minnesota, to wit:

Lots Four (4), Five (5) and Six (6), Block Forty-Nine (49), Town of Frontenac, according to the recorded plat thereof on file and of record in the office of the County Recorder in and for Goodhue County, State of Minnesota, including that portion of Cathcart Street now vacated described as the Southwesterly one-half of Cathcart Street abutting the above described premises.

AND

The northwesterly half of Graham Street lying southerly of and adjoining Lot 6 in Block 49 of the Town of Frontenac, according to the recorded plat thereof.

Has caused the same to be surveyed and platted as PREBE ESTATES

In witness whereof Daniel E. Prebe

Daniel E. Prebe

In witness whereof Daniel E. Prebe has hereunto set his hand this ____ day of _____, 20__

Daniel E. Prebe

STATE OF MINNESOTA
COUNTY OF _____

This foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Daniel E. Prebe

Notary Public, _____ County, Minnesota
My commission expires _____

FLORENCE TOWNSHIP BOARD OF SUPERVISORS

We do certify that on the ____ day of _____, 20__, the Board of Supervisors for the Township of Florence, Goodhue County, Minnesota, approved this plat of Prebe Estates

SURVEYORS CERTIFICATION

I hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; that I have prepared or directly supervised the preparation of this plat as PREBE ESTATES; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all outside boundary monuments of the plat have been correctly set and that all other required monuments will be correctly set within one year of the recording of this plat; that as of the date of this certificate, all water boundaries and wet lands, as defined in Minnesota Statute 505.01, Subd. 3, are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this ____ day of _____, 20__.

Mark A. Schoenfelder, Licensed Land Surveyor
Minnesota License No. 42302

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing surveyor's certificate was acknowledged before me this ____ day of _____, 20__ by Mark A. Schoenfelder, Licensed Land Surveyor

Notary Public, _____ County, Minnesota
My commission expires _____

GOODHUE COUNTY BOARD OF COMMISSIONERS

We do certify that on the ____ day of _____, 20__, the Board of Commissioners for the Goodhue County, Minnesota, approved this plat of PREBE ESTATES

Chair _____ County Administrator

GOODHUE COUNTY SURVEYOR

Pursuant to Chapter 389.09, laws of Minnesota, and Goodhue County Ordinance No. 2-78, this plat has been reviewed and approved this ____ day of _____, 20__.

Lisa M. Hanni, County Surveyor

GOODHUE COUNTY ATTORNEY

I hereby certify that proper evidence of title has been presented to and examined by me, and I hereby approve this plat as to form and execution.

Stephen F. O'Keefe, County Attorney

GOODHUE COUNTY AUDITOR/TREASURER

I hereby certify that the taxes for the year 20__ on the land described on this plat as PREBE ESTATES have been paid and that no delinquent taxes are due and transfer entered this ____ day of _____, 20__.

Brian Anderson, County Auditor/Treasurer

GOODHUE COUNTY RECORDER / REGISTRAR OF TITLES

Document Number _____

I hereby certify that this instrument was filed in the Office of the County Recorder/Registrar for record on this ____ day of _____, 20__, at _____ o'clock ____ M. and was duly recorded in Goodhue County records.

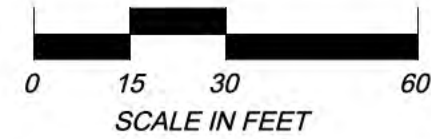
Lisa M. Hanni, Registrar of Titles

GOODHUE COUNTY RECORDER

County Recorder, County of Goodhue, State of Minnesota
I hereby certify that this plat of PREBE ESTATES was filed in the office of the County Recorder for public record on this ____ day of _____, 20__ at _____ o'clock ____ M. and was duly filed as Document Number _____.

Lisa M. Hanni
Goodhue County Recorder

- LEGEND
- Denotes a 1/2 Inch x 15 Inch Iron Pipe Set with a Plastic Cap Stamped 42302 (or Otherwise Noted)
 - Denotes an Iron Monument Found



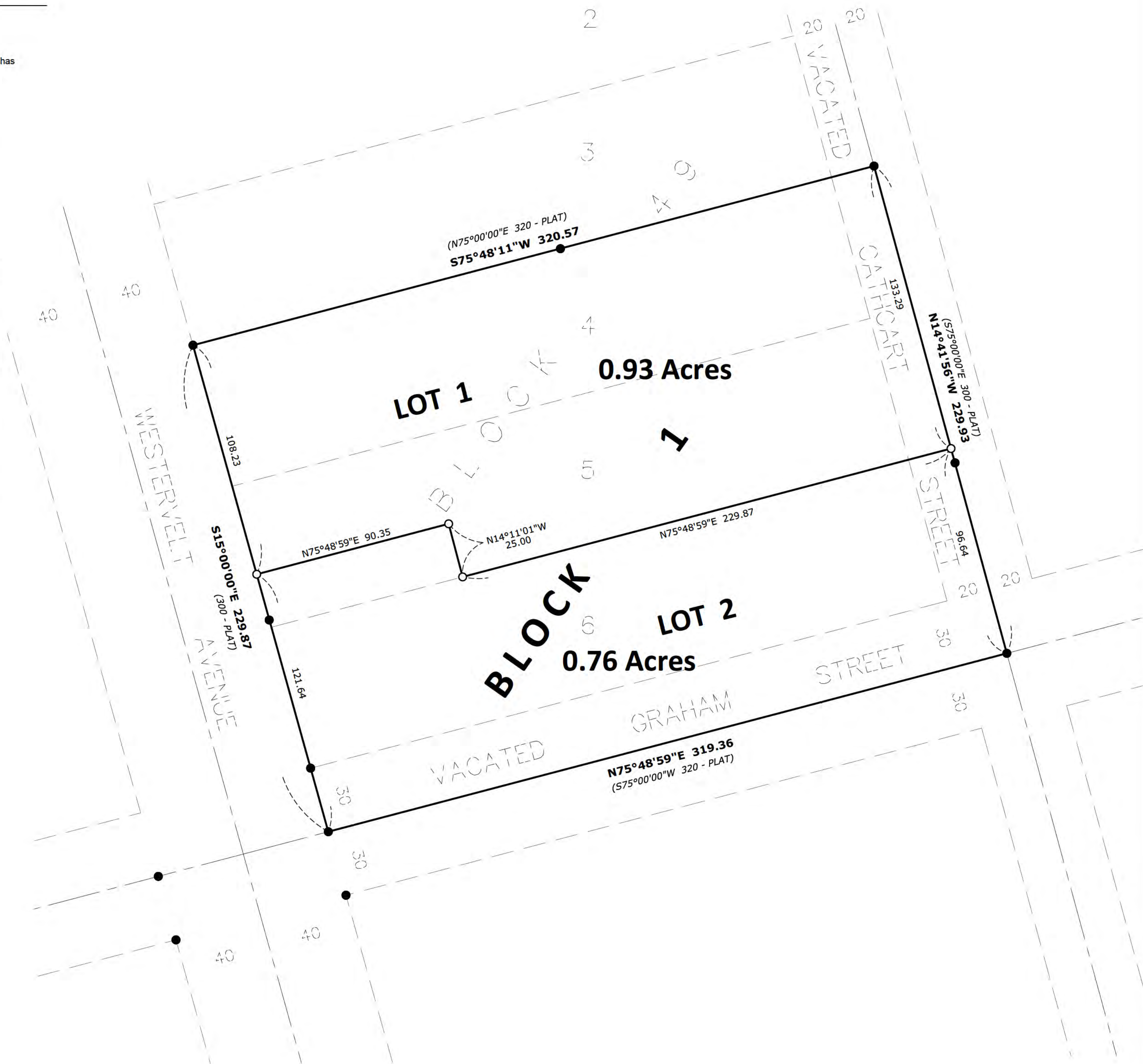
BASIS OF BEARINGS

Bearings are oriented with the southwesterly line of Block 49 which is assumed to bear S 15°00'00" E

LOCATION MAP (NOT TO SCALE)



SECTION 11, TWP. 112 N, RNG. 13 W
GOODHUE COUNTY, MINNESOTA



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
September 18, 2023

Daniel Prebe (Owner)

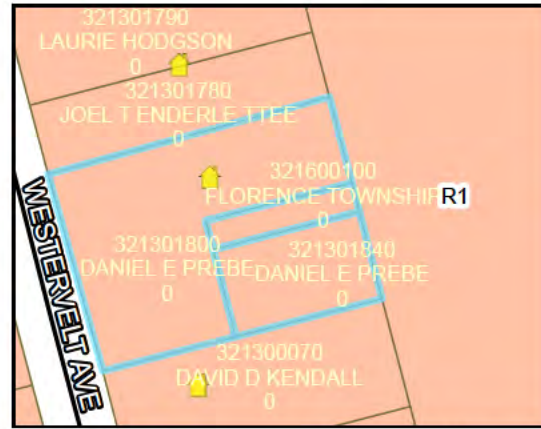
R1 Zoned District

Lots 4, 5, and 6 in the Town of Frontenac
Plat in Florence Township

Preliminary and Final Plat review of
Prebe Estates plat

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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2022 Aerial Imagery
Map Created September, 2023 by LUM



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
September 18, 2023

Daniel Prebe (Owner)

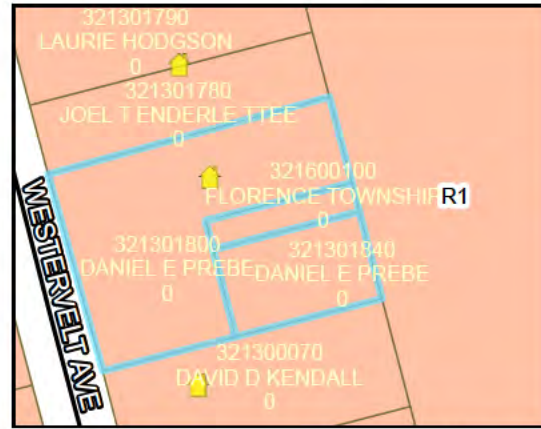
R1 Zoned District

Lots 4, 5, and 6 in the Town of Frontenac
Plat in Florence Township

Preliminary and Final Plat review of
Prebe Estates plat

Legend

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



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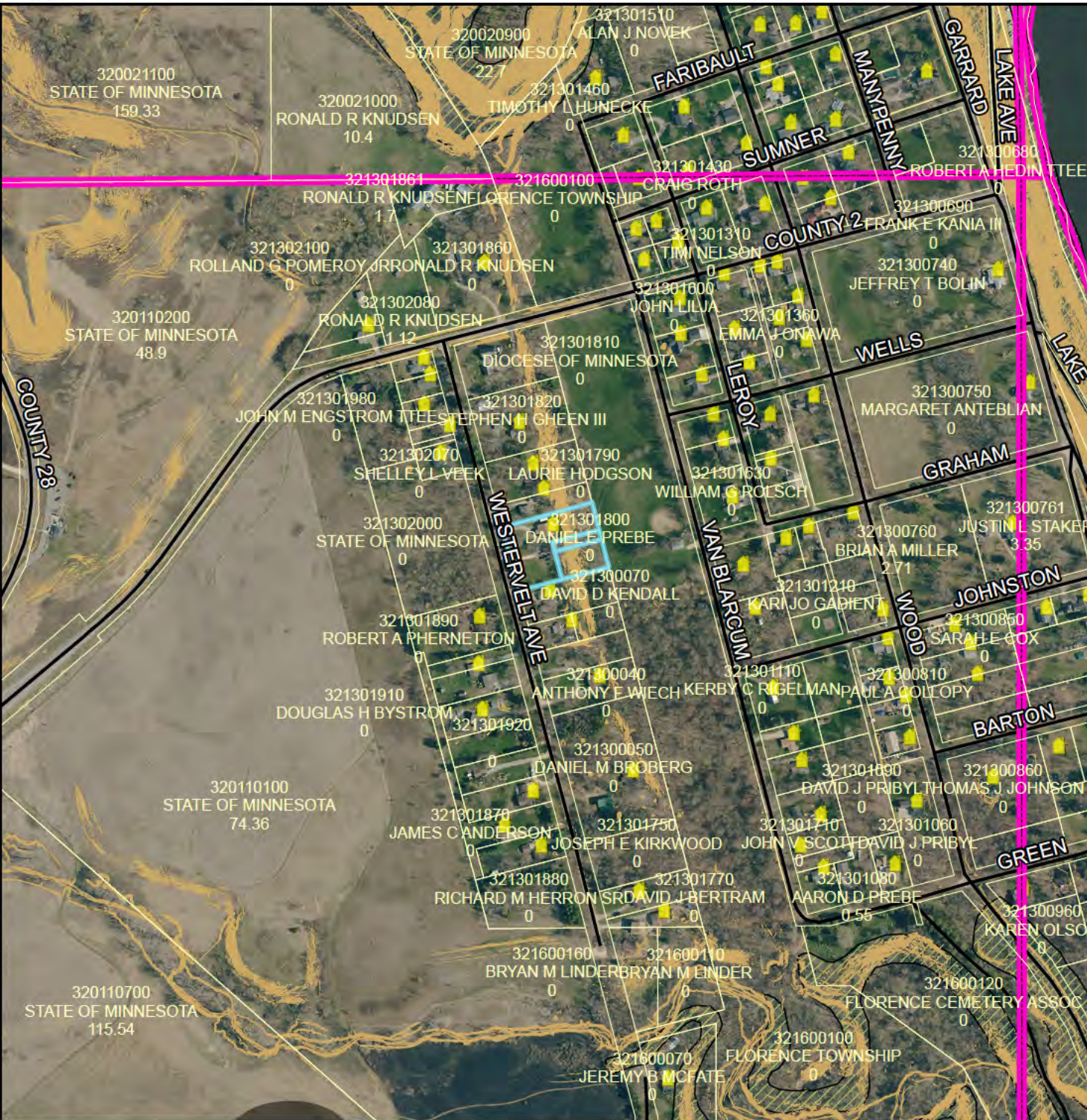
PAC Meeting
September 18, 2023

Daniel Prebe (Owner)

R1 Zoned District

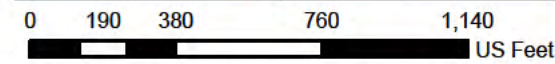
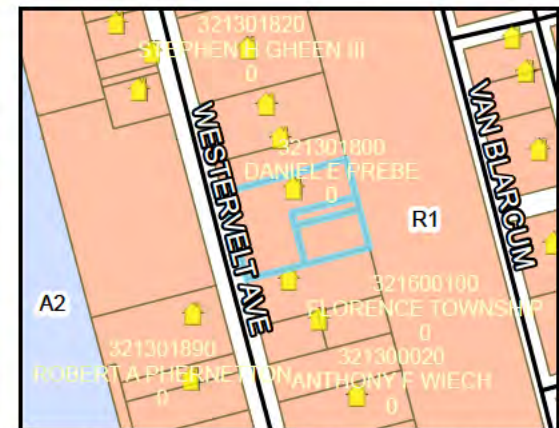
Lots 4, 5, and 6 in the Town of Frontenac
Plat in Florence Township

Preliminary and Final Plat review of
Prebe Estates plat



Legend

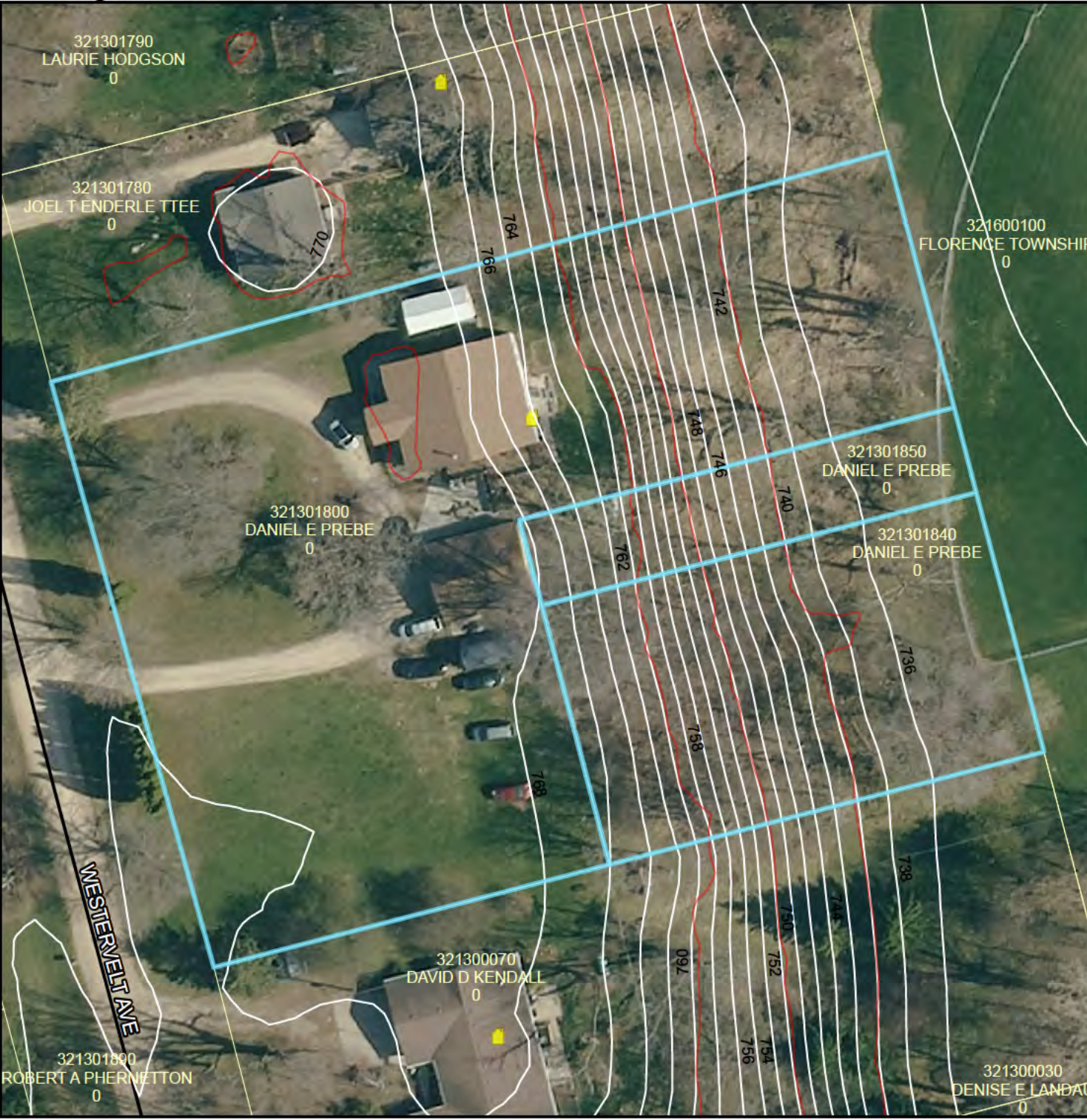
- Intermittent Streams
 - Protected Streams
 - Lakes & Other Water Bodies
 - Shoreland
 - Historic Districts
 - Parcels
 - Registered Feedlots
 - Dwellings
 - Municipalities
- Bluff Impact Zones (% slope)**
 - 20
 - 30
- FEMA Flood Zones**
 - 2% Annual Chance
 - A
 - AE
 - AO
 - X



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MAP 03: ELEVATIONS



PLANNING COMMISSION

PAC Meeting
September 18, 2023

Daniel Prebe (Owner)

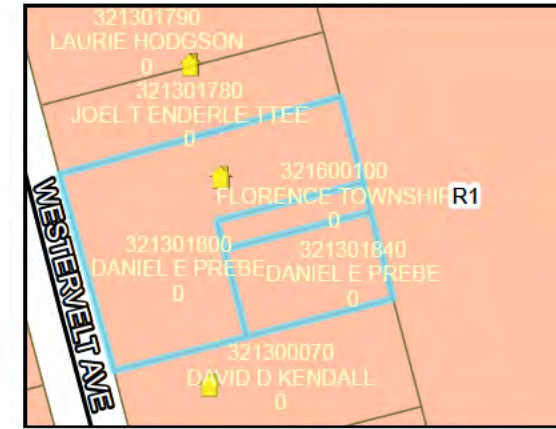
R1 Zoned District

Lots 4, 5, and 6 in the Town of Frontenac
Plat in Florence Township

Preliminary and Final Plat review of
Prebe Estates plat

Legend

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



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Map Created September, 2023 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

PAC Meeting
September 18, 2023

Daniel Prebe (Owner)

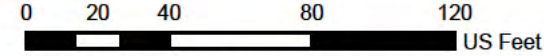
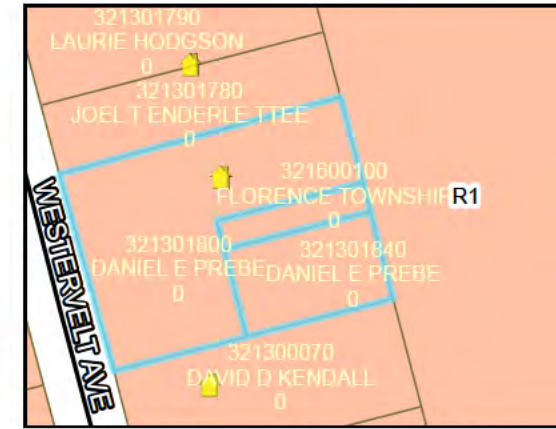
R1 Zoned District

Lots 4, 5, and 6 in the Town of Frontenac
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Prebe Estates plat

Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
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| | Historic Districts | | 2% Annual Chance |
| | Parcels | | A |
| | Registered Feedlots | | AE |
| | Dwellings | | AO |
| | Municipalities | | X |



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2022 Aerial Imagery
Map Created September, 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 Advisory Commission
From: Land Use Management
Meeting Date: September 18, 2023
Report date: September 8, 2023

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request, submitted by Laurie Johnson (Applicant) on behalf of Terry G Forehand Et Al (Owners) to rezone 20.49 acres from A-2 (General Agriculture District) to R-1 (Suburban Residence District).

Application Information:

Applicant: Laurie Johnson (Applicant) on behalf of Terry G Forehand Et Al (Owners)
Address of zoning request: TBD County 24 BLVD Cannon Falls, MN 55009
Parcel: 41.036.2500
Legal Description: Part of the NW ¼ of the NW ¼ of Section 36 TWP 112 Range 18 in Stanton Township.

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:

Laurie Johnson (Applicant), on behalf of Terry G Forehand Et Al (Owners), has submitted a “change of zone” request for a 20.49-acre parcel in Stanton Township to rezone the property from A2 (General Agriculture District) to R1 (Suburban Residence District) to allow the potential to establish one dwelling site.

The current A2 zoning classification does not allow dwelling establishment on the property due to the A2 section density maximum of 12 dwellings, one per original ¼ ¼ section. Section 36 of Stanton Township currently has 38 dwellings, 14 within the A2 zoned areas and 24 on parcels zoned R1.

Project Summary:

Property Information:

- The subject property consists of a single parcel comprising 20.49 acres. The attached maps show the parcel with 24.53 acres because approximately 4 acres were split from parcel 41.036.2500 in August 2023 and the GIS mapping was not updated at the time of map creation. The parcel consists of woodlands and approximately 5.5 acres of tilled cropland. The Little Cannon River runs south to north bisecting the parcel. Much of the parcel is classified as Floodplain and Shoreland.
- The property is currently zoned A2, General Agriculture District. Adjacent properties on all sides are zoned A2. Several parcels zoned R1, Suburban Residence District, including the Oxford Hills Subdivision, Oakleaf Estates Subdivision, and Oxford Estates Subdivision are ½ mile or less from the parcel to the north and east.
- The subject property is surrounded by medium-density residential development and tilled

cropland among wooded areas along the Little Cannon River.

- The parcel is located less than 2 miles from the City of Cannon Falls.
- 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. A majority of the parcel is located within the FEMA Floodplain and DNR Shoreland Districts of the Little Cannon River. There is space in the existing field area for a dwelling to be developed with associated utilities without negatively impacting these sensitive features.

Proposed Uses:

- The Applicant has proposed to establish one dwelling on the parcel if rezoned. The buildable area is restricted by the Shoreland and Floodplain areas on the property. Septic system installation will be permitted by Goodhue County Environmental Health and must be properly designed and inspected according to state and county rules.

Accessibility:

- The dwelling would be accessed via County 24 BLVD. County Public Works Director Jess Greenwood has indicated that use of the existing field access point will not be allowed due to the proximity of the driveway to the Bobby Underwood dwelling on parcel 41.036.2300. The owners will need to obtain proper permits from Goodhue County Public Works to perform work within the road right-of-way and will need to work with Mr. Underwood to obtain shared driveway access. The Applicant has been made aware of these access restrictions.
- An access drive to the building site within the Floodplain must be established no less than 2 feet below the Base Flood Elevation (BFE) to comply with FEMA elevation standards. This appears achievable based on existing contours.

Planning Information:

- The R1 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 property consists of woodlands along the Little Cannon River with a tilled area in the southeast corner. Section 36 does not contain any registered feedlots and there are no feedlots within 1,000 feet or 96% OFFSET distance.
- The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Rasset Sandy Loam	6-12%	0.6	2.8%	Farmland of Statewide Importance
Kalmarville-Radford Complex	0-3%	14.2	62.5%	Not Prime Farmland
Ankeny-Zumbro Complex	0-3%	6.3	27.8%	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”

“Direct the location of new or replacement dwelling sites in areas that minimize loss or conversion of prime agriculture soils”

Stanton Township:

Stanton Township approved a density variance for the section and $\frac{1}{4}$ $\frac{1}{4}$ densities in August 2023. Future structure development must be approved by the Township.

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 Laurie Johnson (Applicant) on behalf of Terry G Forehand Et Al (Owners) to rezone 20.49 acres from A-2 (General Agriculture District) to R-1 (Suburban Residence District).

Goodhue County Land Use Management

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Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
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County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
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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: **A2 to R1**
 - D. The current use and the proposed use of the land. **The property is currently vacant and consists of woodlands with approximately 5.5 acres of tilled cropland. The Little Cannon River runs south to north bisecting the parcel.**
 - E. The reason for the requested change of zoning district. **Due to County dwelling density restrictions, the Applicant has proposed to rezone the property to a residential district to allow the establishment of one dwelling.**
 - 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
Rasset Sandy Loam	6-12%	0.6	2.8%	Farmland of Statewide Importance
Kalmarville-Radford Complex	0-3%	14.2	62.5%	Not Prime Farmland
Ankeny-Zumbro Complex	0-3%	6.3	27.8%	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

A majority of the property is within the Shoreland and Floodplain Districts of the Little Cannon River. Proposed dwelling development would be outside of these areas. Driveway access would need to traverse through the floodplain and shoreland from County 24 Blvd. The proposed access must meet FEMA elevation standards by being no less than 2 feet below the Base Flood Elevation. This appears to be achievable based on existing contours.

The dwelling would be constructed on the existing tilled land which is a standalone field and is not physically connected to additional crop production acreage. Existing vegetation would need to be removed to accommodate driveway access. This would be permissible under DNR Shoreland Rules and FEMA Floodplain Rules for work done in conjunction with a building permit. There

are some areas of steep slopes that may qualify as bluffs however these areas can be easily preserved during proposed development. Septic system installation will be permitted by Goodhue County Environmental Health and must be properly designed and inspected according to state and county rules.

2. The compatibility with surrounding land uses

Surrounding land uses include medium-density residential and tilled cropland among wooded areas along the Little Cannon River. Residential housing located within the Oxford Hills Subdivision, Oakleaf Estates Subdivision, and Oxford Estates Subdivision are all within ½ mile of the parcel and are all zoned R-1 Suburban Residence District along with other standalone parcels outside of platted subdivisions also zoned R-1 within 400 feet.

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

It is not anticipated that any historic amenities will be negatively impacted as a result of the proposed rezone. Zoning staff and the Goodhue SWCD will review all proposed site plans for structures, grading, and access drives. Proposed development must comply with existing Shoreland and Floodplain standards.

Subd. 6 The housing density of the affected Section

Section 36 is an A2-zoned section with areas zoned R1. A2 Districts allow a maximum of 12 dwellings per section, one per original ¼ ¼ section. There are currently 14 dwellings within the A2 portions of the section therefore no dwelling site eligibility exists. There are also 24 dwellings in the R1 zoned areas of the section for a total of 38 dwellings in the section.

Subd. 7 The impact on any surrounding agricultural uses

Approximately 5.5 acres of the property is used for row crop agriculture in a standalone field with soils considered Farmland of Statewide Importance. There are no existing feedlots in Section 36. No new Feedlots may be established in an R1 District or within 1,000 feet or 96% OFFSET distance from an R1 District.

Subd. 8 The impact on the existing transportation infrastructure

The Applicant's property is currently accessed off of County 24 BLVD (asphalt surface) using an existing field access. Goodhue County Public Works Director Jess Greenwood has indicated that use of the existing field access point will not be allowed due to the location of the driveway to the Bobby Underwood dwelling on parcel 41.036.2300. The owners will need to obtain proper permits from Goodhue County Public Works to perform work within the road right-of-way and work with the other property owner to obtain access.

Subd. 9 The impact on surrounding zoning districts

The property and all surrounding properties are zoned A2. There are multiple subdivisions and parcels zoned R1 within ½ mile of the property.

Subd. 10 A statement concerning 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 Cannon Falls. The surrounding area is already used primarily for medium-density residential among woodlands, tilled cropland, and the Little Cannon River. The property only has space for one dwelling site due to the presence of Shoreland and Floodplain.

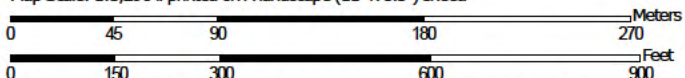
Subd. 11. Additional information as may be requested by the Planning Commission or zoning staff.

Stanton Township approved a density variance to allow dwelling development on the parcel at their August 2023 meetings.

Custom Soil Resource Report Soil Map




Map Scale: 1:3,290 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84


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
M520C2	Rasset sandy loam, 6 to 12 percent slopes, moderately eroded	0.6	2.8%
N614A	Kalmarville-Radford complex, 0 to 3 percent slopes, frequently flooded	14.2	62.5%
N622A	Ankeny-Zumbro complex, 0 to 3 percent slopes, occasionally flooded	6.3	27.8%
W	Water	1.6	6.9%
Totals for Area of Interest		22.7	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.

AUG 23 2023

MAP Amendment

\$500 RECEIPT# 18228 DATE 8-23-23

7 23.0043

APPLICATION FOR Land Use Management

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME: Laurie Johnson, Terry Forehand, Curtis Forehand	
APPLICANT'S ADDRESS:	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION: Laurie Johnson	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

- Map Amendment - Parcel: 41.036.2500; Current District: A2 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 are requesting the parcel be rezoned from A2 to R1 to allow for 1 building site.

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

1 Building Site.

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

See Attached Page 2.

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

See Attached Page 2.

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: Laurie Johnson

Date: 8-23-23

Print name: Laurie Johnson owner or authorized agent

3. Compatibility:

The section and the area surrounding the subject parcel is more consistent with R1 zoning than with A2 zoning. The section consists of 14 dwellings in the A2 section and 24 dwellings in the R1 section, a total of 38 dwellings in the section. The section adjoining it to the north consists of 26 dwellings in A2 and 64 dwellings in R1, a total of 90 dwellings in the section.

For Stanton township the R1 area is across the road. See attached map for Stanton township zoning and Goodhue County zoning. The density map is also attached.

The two landowner parcels to the north of this parcel are both smaller residential acreage parcels. One is 5.59 acres and the other is 10.15 acres.

4. The township has approved a variance to the density so one single family dwelling can be built on the parcel. At the county level, we are requesting it to be rezoned to R1 so one dwelling can be built on the parcel.

The parcel is not prime agricultural land. It is only 6 acres of sandy soil. The topography creates a buffer between the two neighbors to the north because the elevation on the north has an elevation change of 18 ft. It has a natural screen of trees and bushes.

School enrollment in Cannon Falls has been declining for quite a few years. There are very few building sites in the rural area and for a community to continue to thrive, it needs employees and students in the schools.

The access to the parcel is from a paved county road,

The elevation of the field road is at an acceptable level per the dnr for a driveway to the building site.

The rezoning of this parcel is compatible with the Goodhue County Comprehensive Plan.

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"

"Direct the location of new or replacement dwelling sites in areas that minimize loss or conversion of prime agriculture soils"

ZONING DISTRICTS

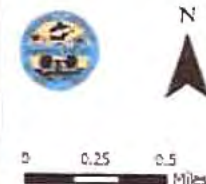
STANTON TOWNSHIP

Map Amendment
Adopted 9-20-22
Effective 9-29-22

Legend

- Agricultural
- Agricultural Protection
- Public Park
- Residential
- Rural Business
- Township Boundary
- Parcel
- Section Line
- Lake
- Stream

Forehand Parcel



Scale: 1:42,000

Prepared for
Stanton Township
by Goodhue County
GIS Office, May 2022

10/20/2022 10:49:41
Goodhue County, Minnesota GIS Office
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ArcGIS WebMap

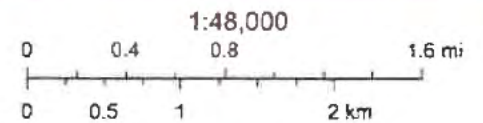


August 15, 2023

- GoodhueCo_PLSS Goodhue County Roads
- Municipal Boundary
- CEM: : OCTY: OCRLN; CTRLN
- CSAHP; CRP

- SHWY
- USHWY
- Esri Major Roads

- Zoning**
- A1 - Agricultural Protection
- Split Zone





**Forehand
Parcel**



State Transportation Statistics
Minnesota Land Use Information
Registered January 2008



**COUNTY ZONING
T112 R18 STANTON
GOODHUE COUNTY, MINNESOTA**

- | | | | | |
|-----------------------------|------------------------------|---|---|---|
| 1
Zoning District | 22
Zoning District | PSA
Phosphate Storage Area | IPOR
Industrial/Professional/Office/Residential | A
Agricultural |
| W
Water Line | H
Health Care | PUR
Public Use/Recreation | M
Manufacturing | MDR
Medium Density Residential |
| R
Road Number | F
Flood Hazard | M
Municipal | HBS
Highway Business | SFR
Single-Family Residential |
| | | HR
Highway Residential | HOP
Highway Office/Professional | OP
Office/Professional |
| | | IPOR
Industrial/Professional/Office/Residential | IPOR
Industrial/Professional/Office/Residential | IPOR
Industrial/Professional/Office/Residential |

Information provided by the Minnesota Department of Transportation (MnDOT) is for informational purposes only. It is not intended to be used as a legal document. For more information, please contact MnDOT at 651-554-4400.



Paved County 24


Zoned R1

Underwood

Rechtzigel

Building Site


All boundary lines are approximate.



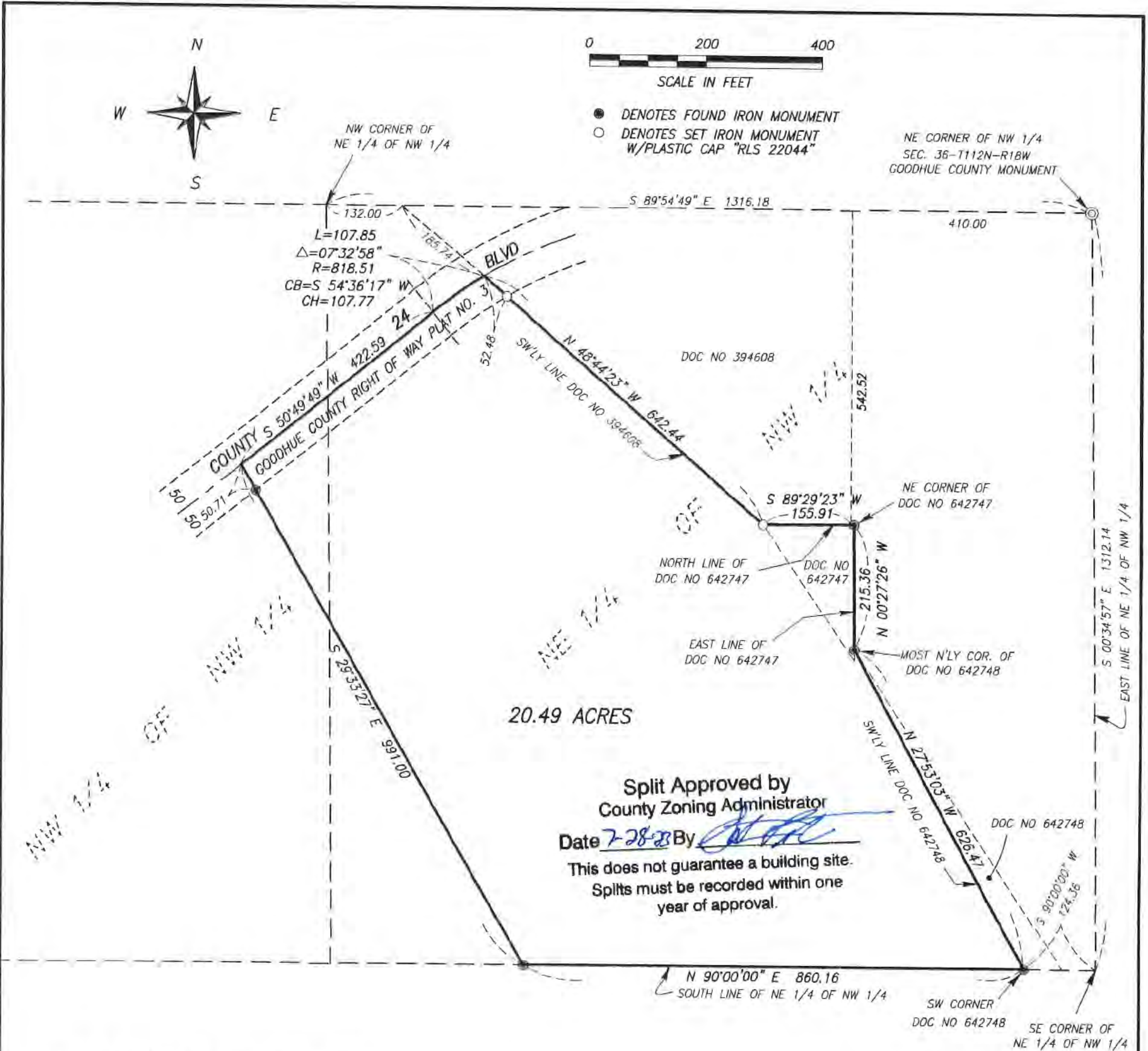
**Current access is a field road
and it is at an acceptable
elevation per DNR guidelines.**



**Access to the property is from a
paved county road.**



This ridge is 18' above the building site and is a natural buffer from adjoining neighbors.



Split Approved by
 County Zoning Administrator
 Date 7-28-23 By [Signature]
 This does not guarantee a building site.
 Splits must be recorded within one
 year of approval.

PROPOSED LEGAL DESCRIPTION:

That part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 36, Township 112 North, Range 18 West, Goodhue County, Minnesota, described as follows: Commencing at the southeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of West, along the south line of said Northeast Quarter of the Northwest Quarter 124.36 feet to the southwest corner of Document Number 642748, on file in the office of the Goodhue County Recorder, being the point of beginning of the land to be described; thence North 27 degrees 53 minutes 03 seconds West, along the southwesterly line of said Document Number 642748, a distance of 626.47 feet to the most northerly corner of said Document Number 642748, said corner also being on the east line of Document Number 642747, on file in the office of the Goodhue County Recorder; thence North 00 degrees 27 minutes 26 seconds West, along said east line of Document Number 642747, a distance of 215.36 feet to the northeast corner of said Document Number 642747; thence South 89 degrees 29 minutes 23 seconds West, along the north line of said Document Number 642747 and its westerly extension, a distance of 155.91 feet to the southeasterly extension of the southwesterly line of Document Number 394608, on file in the office of the Goodhue County Recorder; thence North 48 degrees 44 minutes 23 seconds West, along said southwesterly line of Document Number 394608 and its southeasterly extension, a distance of 642.44 feet to the centerline of County 24 Boulevard, per Goodhue County Right of Way Plat Number 3, according to the recorded plat thereof; thence southwesterly 107.85 feet along said centerline, a nontangential curve concave to the southeast having a central angle of 07 degrees 32 minutes 58 seconds, a radius of 818.51 feet and a chord which bears South 54 degrees 36 minutes 17 seconds West for 107.77 feet; thence South 50 degrees 49 minutes 49 seconds West, along said centerline, tangent to said curve, 422.59 feet; thence South 29 degrees 33 minutes 27 seconds East 991.00 feet to said south line of the Northeast Quarter of the Northwest Quarter; thence on a bearing of East, along said south line, 860.16 feet to the point of beginning. Containing 20.49 acres, more or less. Subject to a public road easement and all other easements and restrictions of record, if any.

CERTIFICATE FOR:
 ARDEN AND PATRICIA FOREHAND
 33310 COUNTY 24 BLVD
 CANNON FALLS, MN 55009

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

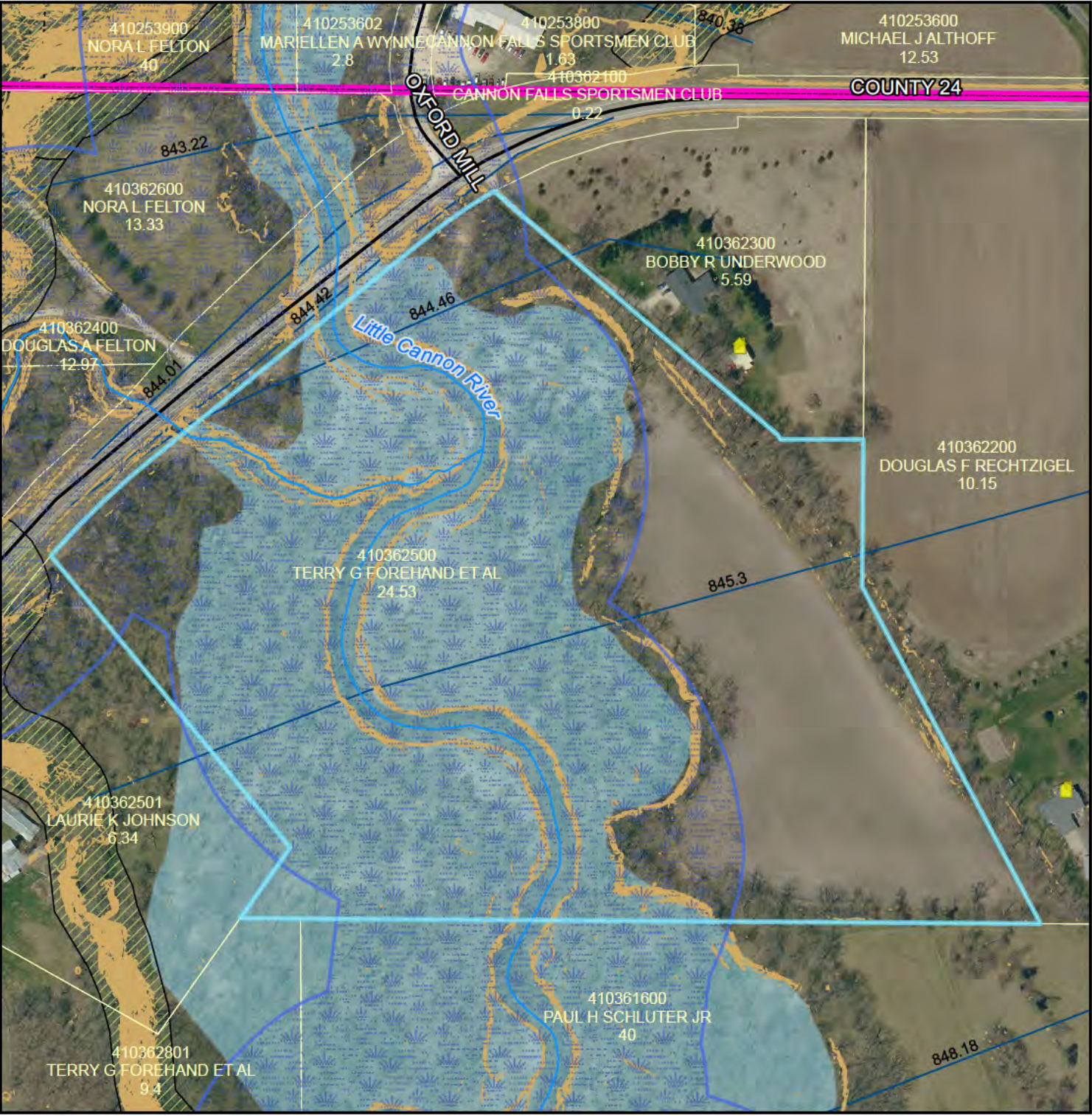
NOVEMBER 4, 2022
 Dated: David G. Rapp
 David G. Rapp
 Minnesota Registration No. 22044



RAPP LAND SURVEYING, INC.
 45967 HIGHWAY 56 BLVD
 KENYON, MN 55946
 612-532-1263

DRAWN BY: DGR	DATE: 11/4/22	PROJECT NO. D22341
SCALE: 1"=200'	SHEET 1 of 1 sheet	BOOK/PAGE N/A

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
September 18, 2023

Laurie Johnson (Applicant) on behalf
of Terry G Forehand Et Al (Owners)

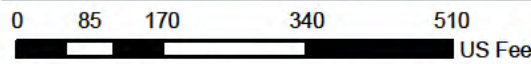
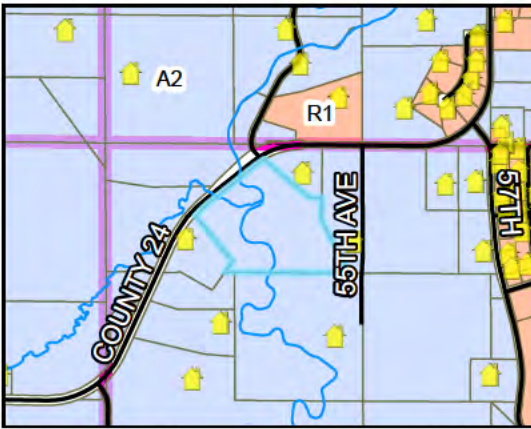
A2 Zoned District

Part of the NW 1/4 of the NW 1/4
of Section 36 TWP 112 Range 18
in Stanton Township

Request to rezone 20.49 acres from A-2
to R-1

Legend

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

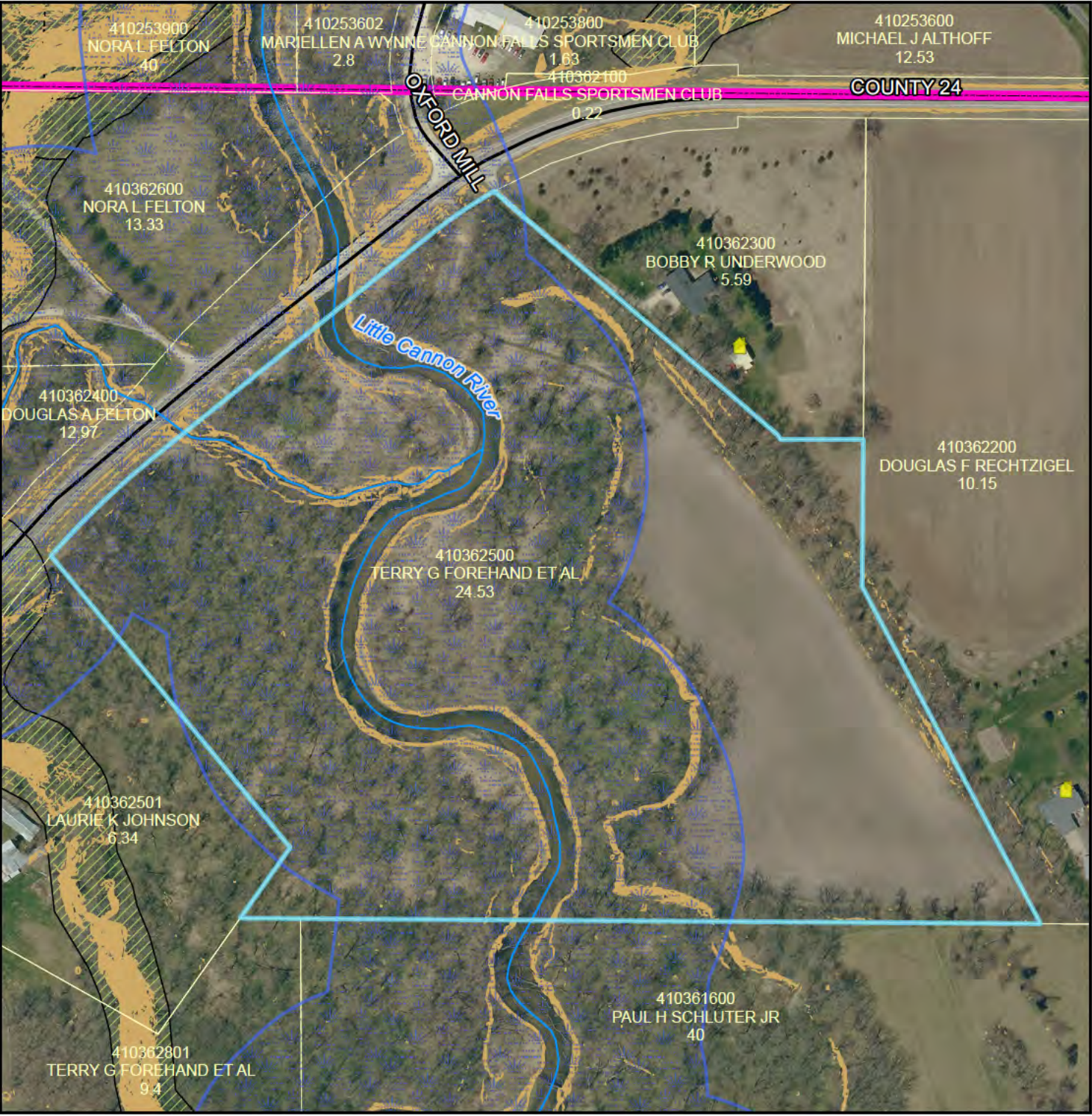


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Map Created September, 2023 by LUM



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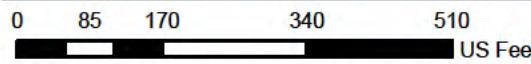
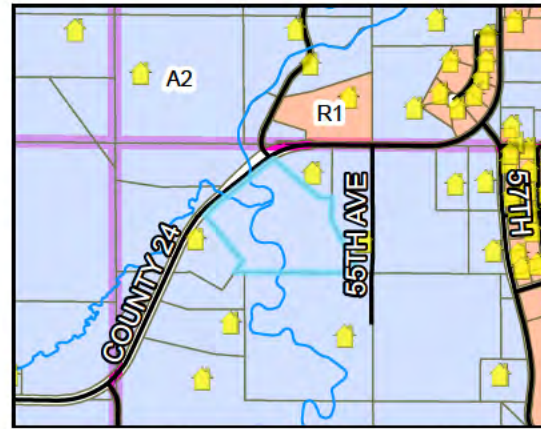
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|----------------------------|-------------------------|
| Intermittent Streams | Bluff Impact Zones |
| Protected Streams | Protected Soils |
| Lakes & Other Water Bodies | 30% Slope or greater |
| Shoreland | FEMA Flood Zones |
| Historic Districts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



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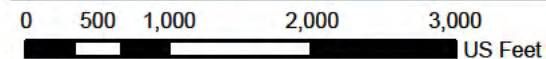
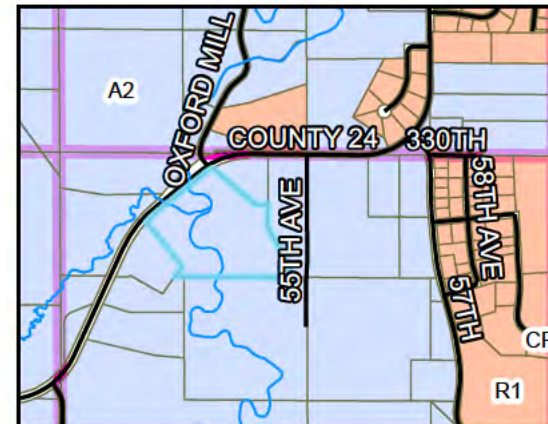
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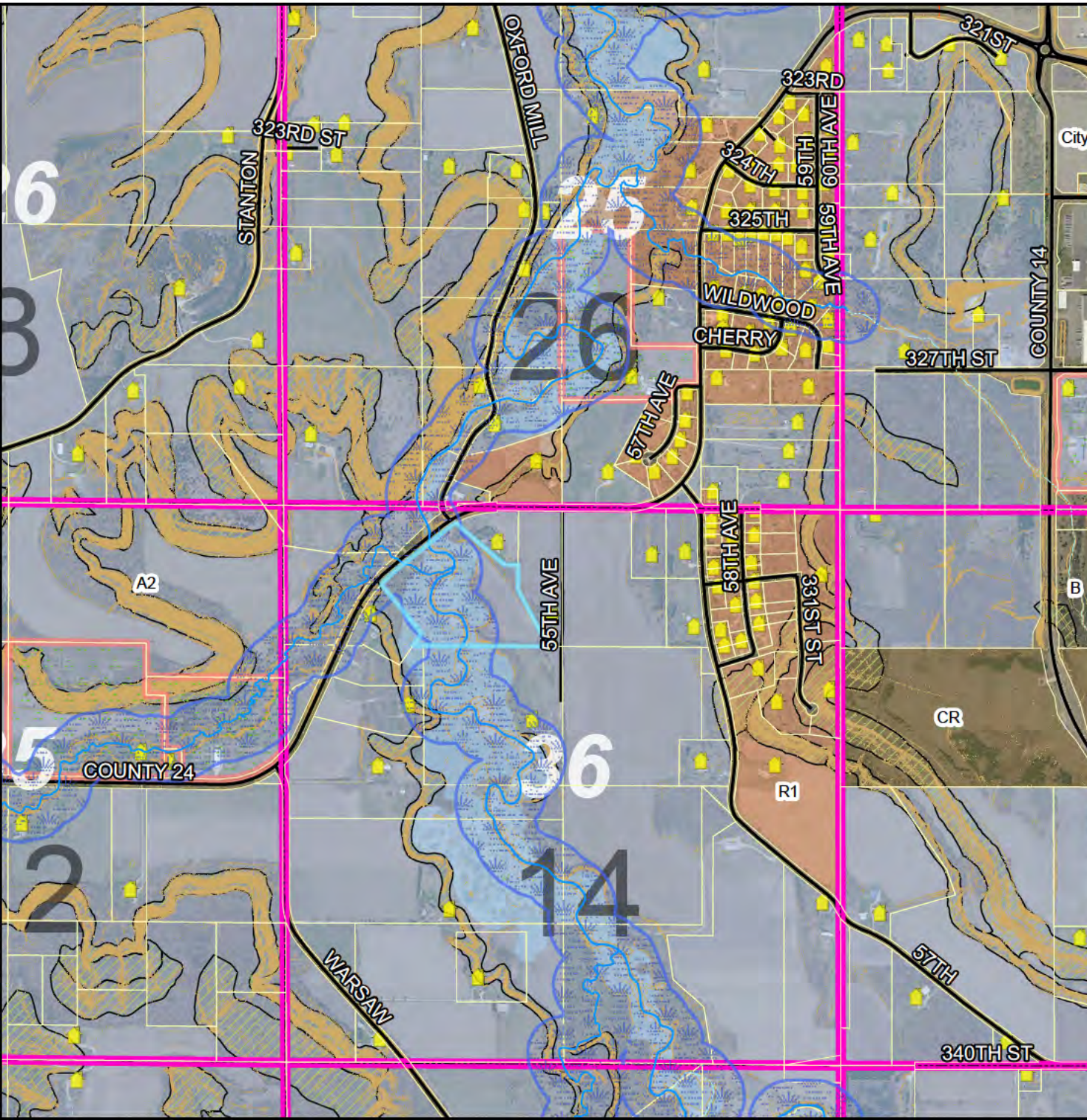
Legend

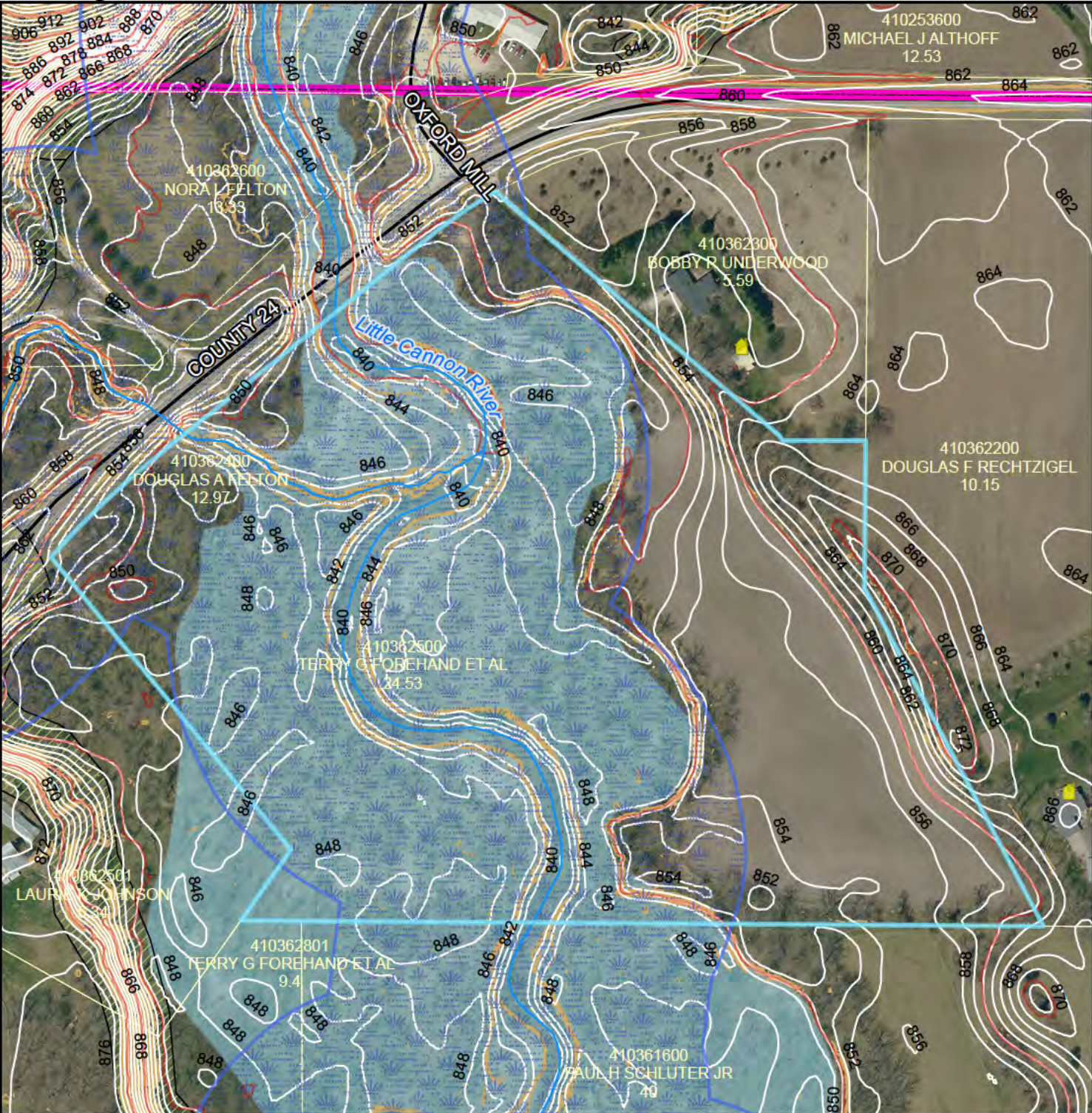
- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | |
| | Shoreland | | |
| | Historic Districts | | |
| | Parcels | | |
| | Registered Feedlots |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



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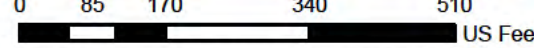
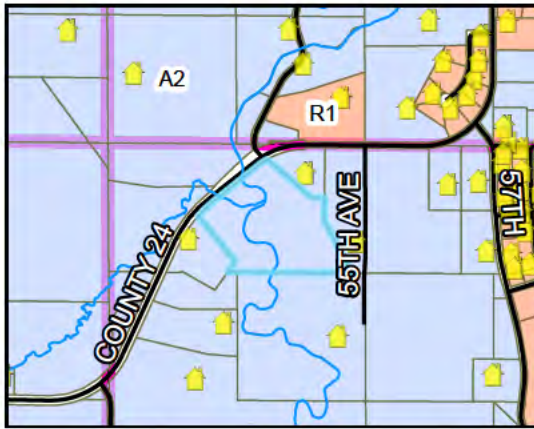
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| | | | X |



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From: [Cheryle Peters](#)
To: [Pierret, Samantha](#)
Subject: Parcel 410362500
Date: Friday, August 18, 2023 8:36:29 AM

External Email - Use caution opening links or attachments!

Hi Sam,
The township approved the variance request for density and quarter, quarter.
Thank you,
Cheryle

Cheryle Peters
Clerk, Stanton Township
stantonclerk@gmail.com
507-263-0579-emails preferred
stantontownship.org