

TO: County Board of Commissioners
FROM: Land Use Management
MEETING DATE: March 5, 2024
REPORT DATE: February 28, 2024

CONSIDER: Request for IUP for a Rural Tourism Operation

Request, submitted by Martin Pansch and Heather McNabney (Applicants/Owners) for a Rural Tourism Facility including educational events and bed and breakfast operation.

Application Information:

Applicant(s): Martin Pansch and Heather McNabney (Applicants/Owners)
Address of zoning request: 13133 Wild Turkey Road Welch, MN 55089
Parcel(s): 42.008.0303 and 42.005.1901
Abbreviated Legal Description: Part of the W ½ of the NW ¼ of Section 08 and Part of the SW ¼ of the SW ¼ of Section 05 all in TWP 112 Range 16 in Vasa Township
Zoning District: A1 (Agricultural Protection District) and A2 (General Agriculture District)

Attachments and links:

Application and submitted Project Summary
January 22, 2024, PAC Meeting Minutes
February 26, 2024, DRAFT PAC Meeting Minutes
Site Map(s)
Article 11 Section 30 Rural Tourism
Article 11 Section 13 Bed and Breakfast Inns
Goodhue County Zoning Ordinance:
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The Applicants purchased the property in 2023 with the intention of opening a “folk school” on the property. The facility would have classes taught by the owners and various instructors on topics such as blacksmithing, horticultural pursuits, woodworking, and the arts (pottery, painting, etc.) for adults. The Applicants have also proposed to operate a bed and breakfast in the existing dwelling so students can spend the night on the property.

Rural Tourism was added to the Zoning Ordinance in July 2023 to add clarification to the different types of tourism uses in the rural parts of the County. Rural Tourism operations are businesses that attract visitors to the rural areas of Goodhue County using the rural outdoor

environment for attractions. Bed and breakfasts fall under the category of Rural Tourism but have additional performance standards.

The Planning Advisory Commission tabled this item at their January 22nd, 2024 meeting and requested that staff work with the Applicants to address questions and concerns heard from the public and PAC members. Staff met with the Applicants and discussed these items and the information that was included in the February 26, 2024 PAC report has been included in this report.

Project Summary:

Property Information:

- The subject property is comprised of two parcels in two sections of Vasa Township. Parcel 42.008.0303 is approximately 27.33 acres and parcel 42.005.1901 is approximately 21.67 acres.
- Parcel 42.008.0303 is zoned A-1 (Agricultural Protection District). This parcel contains the dwelling and various outbuildings proposed to be used for the operation. Parcel 42.005.1901 is currently vacant and consists mainly of wooded bluffs.
- One parcel is located within the A2 Zoning District where a maximum of 12 dwellings are permitted, one per original ¼ ¼ section. Section 05 currently has 16 dwellings therefore there is no additional dwelling density available in this section. The other parcel is located in an A1 Zoning District where a maximum of 4 dwellings are allowed. Section 08 contains 9 dwellings therefore no additional dwelling density is available in Section 08.
- Access to the site is located off Wild Turkey Road (gravel surface) on the south side of the property. Wild Turkey Road is approximately 1.25 miles north of Highway 19. Multiple gravel access roads lead to Wild Turkey Road from Highway 19 including Sunset Trail, 130th Avenue, and 137th Avenue.
- The existing dwelling and outbuildings to be used are located on the southernmost portion of the property near the road. New structures are proposed to be located within this area. This part of the property is located approximately 540 feet from the nearest dwelling.

Rural Tourism Operations:

- The Applicant is proposing to utilize the property to host various educational and social events during the year. The existing outbuildings would be used and new buildings are proposed to be constructed as funding is available. These events would be staffed by the property owners and/or designated representatives and instructors would be brought in to teach various courses not taught by the Applicants.
- The Applicants have indicated approximately 7 to 15 people would participate in each class. Multiple classes may be taught at one time but a maximum of 30 students would be on site

at once plus instructors and the owners. Occasional events may be hosted where a greater number of people may be on-site however the capacity is limited by available parking space on the property. The Planning Commission has recommended no more than 50 individuals be on-site at once for special events. This 50-person limit would apply to the number of guests on-site at once however guests may cycle in and out throughout the day.

- Special events include activities organized by Red Wing Arts or a similar institution where members of the public sign up through the partnering entity and are brought to the property. Special events could also be fundraising activities for the folk school's nonprofit organized by the nonprofit that would take place during the day.
- Classes taught on-site with up to 30 students do not count as "special events" because the intent of the facility is to teach courses to students.
- Various outbuildings are proposed to be remodeled to be used for courses/events:
 - Red Pole Barn: Proposed to be converted into a blacksmithing shop. Upgrades would include repairing leaning walls, improving the flooring, ensuring electrical service is up to code, and updating roofing supports.
 - Red Grain Barn: Proposed to be used as a multi-purpose space for activities such as painting, textiles, or other pursuits. Upgrades needed include electrical service for lights and accessibility improvements.
 - Small Animal Barn: Proposed to be converted into a pottery barn. Upgrades needed include improving support structures, flooring improvements, electrical service, and water service.
 - Loafing Shed: Proposed to be used as storage and for courses where a large amount of space is needed but outdoor weather conditions prohibit working outside.
- Proposed upgrades to existing buildings must be reviewed by a professional architect for public accommodations and building permits must be issued by the Building Official prior to beginning work.
- A greenhouse is proposed to be built for housing plants to be used for horticultural education. About 4 to 5 acres of an existing pasture is proposed to be restored to natural prairie.
- The Applicants may open a retail shop on-site to sell products/tools to students. This would not be open to the general public. Future retail sales to the public may be conducted off-site and online.
- Parcel 42.005.1901 would be used as a natural area for courses such as plant identification or invasive species management. No structures are proposed to be constructed on this parcel. The Applicants are required to install property boundary signage along properties they do not own identifying neighboring land as private property. The Applicants have added that they intend to add barriers where paths once were present that connected to

other properties. Paths that had been mowed connecting neighboring properties will no longer be mowed to avoid confusion. During classes such as foraging or invasive species management, the students will be led by the Applicants or an individual familiar with the property who will monitor students to avoid trespassing. A gate may be installed at the property entrance along Wild Turkey Road in the future.

- The Applicants have indicated they would like to begin blacksmithing classes in the spring or summer of 2024.
- To start, events would take place in the spring, summer, and fall months due to the limitations of current buildings during the winter months. Typical hours would be Fridays, Saturdays, and Sundays 9 AM to 5 PM with occasional weeklong courses and some classes in the evening during the week. The proposed construction of new buildings would allow events to take place year-round.
 - The Applicants have clarified that students may choose to work in the workshops on their projects outside of these hours if they are staying overnight. The Applicants or a representative would be present to ensure any noise created by the work does not disturb neighboring property owners and for the safety of the students while using the equipment.
- The Applicants have requested that guests be able to camp on the property with permission from the owners. The Planning Advisory Commission included a recommended condition that no more than 4 RVs/tents be used on the property and a maximum of 20 overnight guests may stay on the property. The Minnesota Department of Health defines a campground as five or more camper/RV and tent sites on a property and the property would need to meet State and County campground rules if this number is met.
- Staff discussed how events are advertised and noted to the Applicants that while cleaning up the property with friends/family is not considered an “event”, it would be best to not advertise these days as “events” on social media and online.

Bed and Breakfast:

- The term “bed and breakfast” was used because that is the term used in the Ordinance to allow overnight stays in the A-1 District. The Applicants do not intend to open a Bed and Breakfast operation that would be open to non-students. Proposed condition 1 includes a provision that overnight stays only take place during educational classes and not during “special events”.
- The bed and breakfast operation would be in the existing dwelling. The dwelling currently has two large living areas, two full bathrooms, a large kitchen, and four bedrooms.
- A maximum of 15 guests would be permitted to stay in the bed and breakfast per the County Zoning Ordinance. This number may be decreased based on State Department of Health space standards.

- The Applicants have noted that the property owners or a designated person would be on-site while B&B guests are present.
- Breakfast would be the only meal served to overnight guests. Additional meals would be provided by the students or brought in from local restaurants.

Future Expansions:

- The Applicants aspire to reconstruct the collapsed barn on the south side of the property. The new barn may include certified kitchen space (previously referred to as a commercial kitchen based on Department of Health permitting terminology) for cooking classes and meal preparation for students and an area for multi-purpose use. Permanent restroom facilities are also proposed in the future. A new blacksmith shop and studio space may be constructed in the future.
- All new structures must be permitted by the County Building Official/Building Permits Department for compliance with the State of Minnesota Building Code and public accommodation rules. Additional Department of Health permits will be required for the kitchen.
- Some animals may be housed in the loafing shed. A new structure may be built for animals in the future if necessary. The owners would be limited to under 10 animal units before a feedlot permit would be required.
- It is evident from conversations with the Applicants that they do not anticipate reaching full operating capacity for several years. Renovations and the construction of new buildings would take place over time. A tenant recently moved into the dwelling and overnight stays will not take place while the tenant lives on-site.

Accessibility/Parking:

- The Applicants and staff determined that using 137th Avenue would be the best route to direct attendees because it passes the least amount of dwellings on the way to the site. The Applicants indicated they would pay for dust control application in front of dwellings. Staff determined that for dwellings that are located 200 feet or closer to the road without a vegetative buffer, dust control should be applied unless the property owner does not want dust control applied in front of their property. The Applicants also intend to apply dust control in front of their property on Wild Turkey Road.
- Adequate emergency service vehicle access appears available to support the site.
- Vasa Township has concerns with increased traffic and dust on the roads. Use of the Township roads will be limited by typical attendance numbers (around 30 participants plus instructors), maximum capacity of 50 guests for special events, and events being limited to Fridays through Sundays.
- Pursuant to GCZO Article 11, Section 16, the Zoning Administrator has determined minimum off-street parking provisions shall be one parking space per guest room in the bed and

breakfast plus one parking space per four people allowed at maximum occupancy for the folk school. A minimum of 17 off-street parking spaces are required for this facility with 4 sleeping rooms and a maximum occupancy of 50 guests.

- The Applicant has proposed to designate parking space along the driveway with additional space available in the front pasture area. The parking areas would remain gravel or grass/natural surfaced. Space exists on the property to accommodate required parking needs.

Utilities:

- The existing dwelling is served by an individual Subsurface Sewage Treatment System (SSTS) and well. The septic system received a certificate of compliance upon the sale of the property in 2023, however, the system will need to be replaced before the dwelling may be used as a bed and breakfast due to proposed occupancy. Staff has requested that a septic design for the dwelling be provided to the County Sanitarian one year before opening for overnight stays.
- The Applicants have proposed to use handicap-accessible portable bathrooms temporarily until permanent facilities can be constructed. Benjamin Hoyt, County Sanitarian has noted that the use of portable bathrooms must be temporary and cannot be a permanent solution.
- Future structures with water service and permanent bathrooms would require appropriate permits from the County Environmental Health Department and Minnesota Department of Health as necessary.
- Solid waste disposal services will be provided locally and composting will be utilized. Any hazardous materials or fluids generated shall be properly disposed of. Compost shall be adequately secured from rodent or animal harborage.

Vasa Township:

Vasa Township signed the IUP application with the comment that “The Board has concerns about increased traffic and dust on Town roads.” After the January 22nd meeting the Township submitted additional comments and questions to staff. Staff prepared the following responses to questions posed by the Township in February.

1. *How many homes are there within a ¼ mile of this site?* There are 4 dwellings within ¼ mile of the property lines of both parcels in question. James Derosier, Melissa Murphy, Michael Olson, and Kermit Young.
2. *Are there any rules or regulations to control the size of the school?* The Applicants will be limited by what they have proposed in their application and any conditions imposed by the Planning Commission and the County Board.
3. *Will there be anything in place to control the dust for their neighbors?* See comments above regarding dust control and proposed condition 12.

PAC Findings of Fact:

1. The proposed Rural Tourism Facility including bed and breakfast does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted particularly with the distance from the main event areas to neighboring dwellings. The proposed conditions and limitations including the number of attendees, days, and seasons of operation also will limit impacts to neighboring properties. The proposed Rural Tourism Facility including bed and breakfast is not anticipated to diminish and impair property values in the immediate vicinity. The Applicants have proposed to rebuild structures and renovate existing buildings to improve the property.
2. The Rural Tourism Facility including bed and breakfast is 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. Activities would be held three days per week with occasional weekday and evening use. Events would also be held seasonally until all-weather facilities are built. The use, as proposed, may be incompatible with existing adjacent land uses however, proposed conditions and limitations should mediate these impacts.
3. A review of the Applicant's submitted project summary indicates accessible portable bathrooms will be used temporarily until permanent bathrooms can be constructed. The existing septic system must be replaced before the dwelling may open as a bed and breakfast. Access would be via 137th Avenue and the Applicants would apply dust control in front of three dwellings in consultation with those property owners. Adequate access roads, drainage, and other necessary facilities are available or will be installed to accommodate the proposed use.
4. The submitted plans identify means 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 folk school and bed and breakfast will be conducted in a manner to prevent and control offensive odor, fumes, noise, and vibration so that none of these will constitute a nuisance including limiting the total number of guests and days of operation. The Applicants or a designated representative will be on-site while guests are present to ensure activities do not cause offensive noise. The types of activities/classes proposed are not anticipated to create offensive noise, fumes, dust, or odors, particularly given the distance from activity areas to neighboring dwellings. The applicant's lighting plans appear capable of controlling lights in such a manner that no disturbance to neighboring

properties will result. The types of activities proposed are not uncharacteristic of an agricultural or residential environment.

PAC Recommendation:

The Planning Advisory Commission recommends the County Board

- 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 Martin Pansch and Heather McNabney (Applicants/Owners) for an Interim Use Permit to establish a Rural Tourism Facility including educational events and a bed and breakfast.

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this IUP. Activities or uses not included in the approved plans, specifications, and narrative shall require an IUP amendment before opening. Overnight stays shall only be for school students during education activities. No overnight stays will be permitted during special events;
2. On-site camping for students shall be permitted during education activities. No more than 4 RVs/tents shall be used on-site at once. A maximum of 20 individuals may stay on the property overnight between the bed and breakfast and outdoor camping accommodations;
3. Maximum number of participants on-site for educational classes shall not exceed 35 persons including instructors but not including the Applicants. Special events shall be allowed a maximum of 50 participants on-site at one time not including the Applicants. The Zoning Administrator shall be notified at least 10 days before any event where 36 or more guests may be present;
4. Special Events shall be limited to two events per year and shall not be held for more than three consecutive days. Special Events are activities organized through Red Wing Arts or a similar institution or fundraising events organized by the Applicants and their non-profit;
5. On-street parking/loading/off-loading shall be prohibited;
6. All exterior signage located on the property must follow Goodhue County Zoning Ordinance Article 11 Section 17 (Sign Regulations);
7. Applicants shall obtain Building Permit approvals for all renovations, change of use of the dwelling to a bed and breakfast, and all new building construction;

8. Applicants shall replace the existing septic system prior to opening the dwelling as a bed and breakfast. Any new SSTS shall obtain proper permits from Goodhue County Environmental Health. A septic design from a licensed professional shall be submitted to the County Sanitarian one year before the bed and breakfast opens for overnight stays;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations. Proof of licenses shall be submitted to the Zoning Administrator prior to opening the bed and breakfast and commercial kitchen;
10. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, section 30 Rural Tourism, Article 11 Section 13 Bed and Breakfast Inns, Article 21 A1 Agricultural Protection District, and Article 22 A2, General Agriculture District;
11. Property boundary signage shall be established along all neighboring property lines abutting property not owned by the Applicants identifying neighboring properties as private property;
12. Guests shall be directed to use 137th Avenue from Highway 19 for access to the property. Maps shall be provided to guests and posted on websites and social media. The Applicants will pay for dust control along 137th Avenue in front of 30350 137th Ave, 29751 137th Ave, and 29290 137th Ave with permission from and consultation with these property owners;
13. Retail activities shall be limited to sales to students and participants on-site for hosted classes and events;
14. Compost shall be adequately secured and maintained to prevent rodent or animal harborage; and
15. This IUP shall expire upon sale of the property (change of ownership to an LLC or other entity overseen by the Applicants or their designated representative does not qualify as a sale. The Zoning Administrator shall be made aware of future ownership changes).



Dwelling proposed to be bed and breakfast looking east. Wild Turkey Road is beyond the trees and left of the camera.



Pottery Barn



Collapsed barn proposed to be rebuilt for all-weather space and commercial kitchen southwest of dwelling. Wild Turkey Road is in the background behind the trees and the vehicle is parked in a proposed parking area.



Looking at the pottery barn facing south.



Some of the buildings proposed to be used for the folk school looking north. The dwelling is left of the camera and Wild Turkey road is behind the camera. The pottery barn is right of the camera.





Blacksmith shop. Behind this building is the natural wooded area and acreage proposed to be returned to native prairie.

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
January 22, 2024 MEETING MINUTES**

-
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 22 (General Agriculture District). The Applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
 9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations; and
 10. This IUP shall expire 35 years from the date of approval unless terminated prior to that date.

Motion carried 7:0

PUBLIC HEARING: Request for IUP for a Rural Tourism Facility

Request, submitted by Martin Pansch and Heather McNabney (Applicants/Owners) for a Rural Tourism Facility including educational events and bed and breakfast operation. Parcels 42.008.0303 and 42.005.1901. 13133 Wild Turkey Road Welch, MN 55089. Part of the W ½ of the NW ¼ of Section 08 and Part of the SW ¼ of the SW ¼ of Section 05 all in TWP 112 Range 16 in Vasa Township. A-1 and A-2 Zoned Districts.

Pierret presented the staff report and attachments.

Martin Pansch and Heather McNabney (Applicants) are pleased with the presentation of their information in the packet and of staff's thoroughness. They stated that they want to provide a place for people to learn and teach others about crafts that have fallen out of mainstream use.

Commissioner Buck asked if they see this facility growing and incorporating school groups coming out or is it just for adults/individuals.

Applicants stated that this would just be for adults looking to learn these skills.

Chair Buck Opened the Public Hearing

Jim and Cindy DeRosier, 13075 Wild Turkey Road distributed a handout for Commissioners and staff (Attached). They are not in favor of the Applicants' use of property. They moved to the country to get away from loud city life and live in a quiet place. They are concerned about road safety with increased traffic. They are also concerned about people trespassing onto their property and others' properties. There is a concern for the safety of eventgoers with hunting in the woods nearby. They emphasized that their property values would go down by 10-20% because of the proposed land use. They have a signed petition with 40 signatures from neighboring property owners and residents.

Melissa Murphy, 12809 Wild Turkey Road stated she is concerned about the added traffic and people in the neighborhood. The Applicants have been publicly advertising the folk school on social media. The folk school will have a negative impact on the peaceful countryside with extra noise. With the extra traffic generated by the folk school, she is concerned for the safety of people and animals walking on or near the road. She questioned what the definition of an "event" was. Based on social media posts and what they have seen on the Applicants' property, they are already hosting people for clean-up events and having forging demonstrations, etc. She is concerned for her and her children's safety, her neighbor's safety, and the change this folk school will bring to the area if approved.

Karl Bischoff, 14710 Hwy 19 Blvd came to support the proposal. He stated that the Applicants have been considerate of the neighbors' needs and concerns. He added that he can sympathize with other neighbors' concerns regarding noise levels and added activity in the neighborhood from the folk school. He believes there is a community benefit to the school. He does not believe the intended use will have a detrimental effect on the neighbors.

Chuck Zervas, 29551 130th Ave stated he is concerned that the proposed land use will negatively impact the general intent of the area and it will disturb the neighbors. There are safety concerns regarding road travel and trespassing. He asked why the Applicants couldn't use the Anderson Center as a facility to implement their ideas. The landowners do not live in Goodhue County. The proposal would not meet the needs for the public health, safety, and general welfare of the

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
January 22, 2024 MEETING MINUTES**

public of Goodhue County and is inflicting stress on the neighbors. He added that the proposal does not meet various sections of the County Ordinance including Article 1 Sections 2 and 5.

Tom Baumlsk, 29431 130th Avenue is opposed to the idea, they are forcing their business plan onto the neighbors. The Applicants' proposal will not directly benefit the neighbors because most of the neighbors know how to weld and garden, along with other skills and crafts.

Rick Samuelson with the Vasa Township Board stated at the Township meeting they were not aware that the Applicants would be doing a bed and breakfast. He was also concerned that the bed and breakfast doesn't fit in an A1 district because in the Table of Uses it's listed under "commercial". Mr. Samuelson later added that Vasa Township signed the CUP application with the note they had concerns about road usage and dust control but that since the Township does not have zoning regulations they rely on the County to decide on land use proposals.

Ted Schroeder, 12100 Wild Turkey Road indicated that dust from the road is and has always been a problem. With this being an agricultural area there is large agricultural equipment traveling down the road. Most of this equipment takes up most of the road and he is concerned for the safety of drivers unfamiliar with the roads.

Patricia Reed, 13544 Sunset Trail expressed her concerns about increasing the number of people in the area and how that affects hunting. The Applicants have an active social media presence and Patricia is concerned about the event sizes and number of occurrences along with traffic impacts, the inability to regulate the use, and safety will be enforced. She questioned who would be monitoring the site to verify these conditions are being met.

Pierret read a letter submitted by Eric Olson, 13271 Wild Turkey Road (Attached) who wrote that the Applicants have demonstrated that they are considerate of the neighbors' needs. He is pleased to have the folk school nearby and feels safe about their handling of events and people.

The Applicants clarified that during a previous event, there was no parking on the street. The Anderson Center does not have blacksmiths or blacksmithing classes. Martin doesn't think the noise from them forging will be a problem. He isn't pleased with the operation being called a bed and breakfast because that is not what they want to operate but he understands that the Ordinance does not specifically define "folk school" so the terminology used was what fit based on the Ordinance provisions. Rural Tourism and a Bed and Breakfast were the ones that fit their description the best.

Melissa Murphy questioned whether the 300 people listed on their social media page qualified as friends. She again asked what is classified as an event.

⁸After Chair Buck called three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Fox to close the Public Hearing.

Motion carried 7:0

Commissioner Miller stated that he has the same problem with some other bed and breakfasts where the owners don't live on-site. According to the Ordinances, this folk school can exist here but that also doesn't mean that it's right or the right fit for the area.

Commissioner Greseth stated that he is torn on this decision because everyone has the right to do what they want on their property but also the neighbors have the right to enjoy their property and do what they want.

Commissioner Fox stated one of his concerns was how to make sure they only have guests staying overnight during events. The trouble is they could just start offering a place to stay more than the days events are happening. The roads are also a concern because some can be challenging to navigate.

Commissioner Warrington asked if anything was preventing the bed and breakfast from being used more than the stated three nights.

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
January 22, 2024 MEETING MINUTES**

Pierret stated that the bed and breakfast will only be used during school sessions as stated in the staff report.

Commissioner Greseth asked whether the handout from the neighbors was available to staff before this meeting. He also asked whether staff felt comfortable with their recommendation after hearing the public comments.

Pierret stated that has not seen the printed emails before but has seen the petition and has a good grasp on what the neighbors' feelings are because she has been in contact with them since the summer.

Hanni stated the Board's options. They could recommend denial and the PAC must state the reasons for denial, they could recommend approval based on staff's recommendation, or they can table the request.

It was moved by Commissioner Miller and seconded by Commissioner Fox for the Planning Advisory Commission to TABLE the Request, submitted by Martin Pansch and Heather McNabney (Applicants/Owners) for a Rural Tourism Facility including educational events and bed and breakfast operation.

Motion carried 7:0

Hanni asked the commissioners to state their specific concerns or items for staff to work on.

Commissioner Fox asked for clarification about what an "event" is and the traffic impacts on the roads.

Commissioner Gale asked if all of the Applicants' ideas were all going to be implemented at the same time would a new Anderson Center be created in the rural area.

Hanni stated that when Applicants come in with a proposal we ask them to list their ultimate plans or goals for the site because we don't want them to come back for additional amendments. Just because a use or building is proposed in the application doesn't mean it will be built immediately and the use will be restricted by the number of attendees allowed. Hanni noted the commission wanted staff to work with the Applicants on road impacts, road use/traffic flow, clarifying what an event is versus a special event, and determining how to ensure no one stays overnight outside of scheduled events.

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request for map amendments for specific parcels in the SW ¼ of the SW ¼ of Section 08 TWP 109 Range 15 in Pine Island Township to rezone these parcels from A-1 (Agricultural Protection District) to R-1 (Suburban Residence District).

Pierret presented the staff report and attachments. She included comments from property owner Joel Knaup (47844 191st Ave Way) who did not want to be rezoned to Residential because he does not want the restrictions of a residential zone. They enjoy riding dirt bikes and may want to have animals someday.

Commissioner Miller stated that the Township will be discussing who will be maintaining 191st Avenue Way at their next meeting. The two properties that don't want to be rezoned could be removed from this rezoning.

Commissioner Greseth asked if there was anything we could do during the rezoning that would allow these two parcels to be used as a hobby farm.

Pierret stated that they would still be allowed to have up to 9.9 animal units on the property with an Interim Use Permit approved by the PAC and County Board. Typically we do not put conditions on rezoning requests and a blanket condition for use as a hobby farm would not be specific enough since we do not know the type or number of animals that would be proposed.

Hanni stated that any more than 10 animal units would require feedlot registration. Feedlots are not allowed in the R1 district or within 1,000 feet of other dwellings even if these properties stayed zoned agriculture.

Jim & Cindy DeRosier 13075 wild turkey road

Property owner to the west

Clarification of terms. Educational events versus Folk School presented in first meeting May 2023, emails, website and face book to today.

We've made no secret to the owners we are not in favor of a zoning change or conditional use permit for Folk school, bed and breakfast, hiking trails, classes, green house, dormitories commercial kitchen or making the address any type commercial property. Especially by absentee owners. This was expressed in an Email to Heather and Martin 6/10/2023(attached).

Quality of life: When we purchased our property in 1989 we did so for quality of life issues the same as most of our neighbors. Out of the way quiet and away for the rapid pace of jobs and city life.

Things that would affect this life style:

Implementation of the school would have dramatic effect on the quality of life this area currently has. Adding traffic, roadway dust, road maintenance and noise. We were told there could be 5 or more blacksmithing stations and this would be one the last things I would want to listen to on a nice summer afternoon.

Traffic-wear and tear tax implications: In comparison The Marine Mills folk school is within the city of Marine on St. Croix is actually a former school. This has paved road and parking versus no parking and gravel township roads. When the Plein Air artists were out 6/16/2023 cars were parked along the road. The Marine Mills school has more than 20 different programs for January 2024. If there were only 5 participants in each class, this is 100 vehicles. This additional traffic will have noise, dust and will tear up the gravel roads. We have been advised there is a 503C non-profit corporation associated with this endeavor and this leaves open the property could become tax exempt and the additional cost for road maintenance will be spread over the other property owners.

Security: These expansions would not serve the local community. This puts our area on the map. There would potentially be people coming from a broad area and all walks of life. The walking trails in the woods have been promoted online and through Red Wing arts and how would this be controlled? We have already had instances where tenants drove right past our duly placed no trespassing signs and got onto our trails and knew how to get back to their property. This instance has been resolved but, in the future, having this open will be unregulated and there would be no assurance the no trespassing signs would be paid attention to. The trails in the woods intersect with our trails. Will a no trespassing sign stop someone wanting a better foliage photo on the other side of a property line? Probably not. With this risk our insurance agent has advised the need for additional coverage for our property. The adjoining property owners are hunters. During the seasons how is hiker safety assured they will be dressed properly.

There are also vulnerable adults in the properties directly to the east Olsen's and our address. Olsen's have a handicapped son in a wheelchair who utilizes the road to walk his dog on the road. We have a senior citizen with serious memory issues. Young children in close proximity.

Expansion Plans: At in person meetings, emails, web site and facebook have listed restoration of the barn that would include dormitories, commercial kitchen and green house. Green house plants would

need to be tended daily. Traffic. The other endeavors would require additional septic system and probably additional well. This could have environmental impacts on ground water.

Wild life: Part of the peace and quiet is the wild life. When their former tenants were driving their 4 wheelers it upset the flow and pattern of the songbirds, deer and turkeys.

Property values: While there is no real estate professional willing to put a number on it. It is speculated we as adjacent property owners could see a 10-20% devaluation of our property.

Petition: A group of us opposing the plans organized. Canvassing the primary roadway access points to the property the attached petition was circulated and signed by 41 residents of the community out of 43 signed the petition. The 2 abstainers sites a desire to not be involved. In a May 22,2023 email from Martin Pansch sent to Melissa Murphy (attached) to quote **"as far as the school portion of it, a lot of the future depends on what the community supports."**(email attached) The petitions show there is no local community support. This number is not 100% participation but we can easily get more signatures.

Jim DeRosier

From: Cindy DeRosier <
Sent: Saturday, June 10, 2023 7:41 PM
To: Jim DeRosier
Subject: Re: Plein Air Event on 16th of June

This email originated from outside the organization. Please use caution when opening attachments or links.

Heather and Martin,

Sorry we did not stop to talk today, projects with deadlines were being worked on interrupted by a trip to the ER. As far as land management, we have 34 years worth of daily work in our property. Your property wasn't maintained and the previous owners didn't do the work required to keep things up. The best advice we can give is to start 1 task and finish, then go on to the next. Make a list of what needs to be done and get the correct equipment for the job.

It is fair to let you know we are not in favor of any of your plans. We do not want the Plein Air event or any of your future plans. We moved here from the hustle and bustle of the city to get away from commercial activity and traffic. Along with the other neighbors we moved here for a specific quality of life and your plans will disrupt the entire area.

Your current event, website and plans are already putting this "Location on the map" which we do not want in the neighborhood. We don't want increased traffic from out of area visitors (very few if any locals would participate). This area is not suited for the commercial entity that you presented. We are concerned about security with increased traffic from out of area people. Increased road traffic will affect the condition of the roads. For us directly adjacent, it is estimated we will lose an estimated 20-30% or more of our market value. Being next to a facility like you presented we are told our insurance will be increased. You are promoting nature walks. How are you going to control this traffic on the property being a non resident? Also from the second Saturday in September until December 31st there are hunters on all sides. How are you going to keep people off of our property? This is just a few of our concerns with your plans.

Sincerely,
Jim and Cindy DeRosier

On Fri, Jun 9, 2023 at 9:35 AM Cindy DeRosier < > wrote:

----- Forwarded message -----

From: Heather McNabney <
Date: Thu, Jun 8, 2023, 4:39 PM
Subject: Fwd: Plein Air Event on 16th of June
To: < >

Hello Cindy and Jim, I hope this one is the charm that goes through!

We will be around this weekend if you find you have any free time to chat a bit too. I would love some input on how you manage your property. How do you prioritize?

Hopefully you can swing by!

Jim DeRosier

From: Melissa Murphy
Sent: Monday, May 22, 2023 6:44 PM
To: Jim DeRosier
Subject: Fwd: Wild Turkey Property Plans

You don't often get email from [Melissa Murphy](#). [Learn why this is important](#)

This email originated from outside the organization. Please use caution when opening attachments or links.

Sent from my iPhone

Begin forwarded message:

From: Martin Pansch <[martin.pansch@wildturkey.com](#)>
Date: May 22, 2023 at 3:29:19 PM CDT
To: Melissa Murphy <[melissa@wildturkey.com](#)>
Cc: Heather McNabney <[heather@wildturkey.com](#)>
Subject: Re: Wild Turkey Property Plans

Hi Melissa,

Sorry about the slow response. I was demonstrating blacksmithing at the zoo all weekend and now we are sitting at the airport waiting for a flight.

1. Correct. We will not be living there for the time being.
2. The family that will be living in the house are the Jelks. They are a family of 5 with the kids ranging from 6 years to younger. They will be living there until the house they are having built is completed, at least a year?
3. Immediate plans are to spend the next year getting the buildings and property into shape. You may have noticed a bunch of cars there two weekends ago which was a bunch of our friends who came out to help.
4. The only event that is currently planned at the property is a Plein Air painting event on 16 June where we are hosting a handful of painters who will be painting landscapes, barns, etc. with a few visitors in the afternoon to see what the artists have done. Other than that we'll likely have a few more cleanup/fix up days but we haven't picked a date for those yet.
5. Short term is to clean up three of the outbuildings to make them appropriate for various classes. Most the changes will be inside but there will be some indications outside (more windows/skylights, trenching for electricity, some fresh paint, etc.) Longer term we would like to put in a few additional up buildings starting with a greenhouse and eventually, years from now, rebuilding the barn that is currently just a pile of rubble.

Jim DeRosier

From: Melissa Murphy
Sent: Monday, May 22, 2023 6:44 PM
To: Jim DeRosier
Subject: Fwd: Wild Turkey Property Plans

You don't often get email from [\[redacted\]](#). [Learn why this is important](#)

This email originated from outside the organization. **Please use caution when opening attachments or links.**

Sent from my iPhone

Begin forwarded message:

From: Martin Pansch <[\[redacted\]](#)>
Date: May 22, 2023 at 3:29:19 PM CDT
To: Melissa Murphy <[\[redacted\]](#)>
Cc: Heather McNabney <[\[redacted\]](#)>
Subject: Re: Wild Turkey Property Plans

Hi Melissa,

Sorry about the slow response. I was demonstrating blacksmithing at the zoo all weekend and now we are sitting at the airport waiting for a flight.

1. Correct. We will not be living there for the time being.
2. The family that will be living in the house are the Jelks. They are a family of 5 with the kids ranging from 6 years to younger. They will be living there until the house they are having built is completed, at least a year?
3. Immediate plans are to spend the next year getting the buildings and property into shape. You may have noticed a bunch of cars there two weekends ago which was a bunch of our friends who came out to help.
4. The only event that is currently planned at the property is a Plein Air painting event on 16 June where we are hosting a handful of painters who will be painting landscapes, barns, etc. with a few visitors in the afternoon to see what the artists have done. Other than that we'll likely have a few more cleanup/fix up days but we haven't picked a date for those yet.
5. Short term is to clean up three of the outbuildings to make them appropriate for various classes. Most the changes will be inside but there will be some indications outside (more windows/skylights, trenching for electricity, some fresh paint, etc.) Longer term we would like to put in a few additional up buildings starting with a greenhouse and eventually, years from now, rebuilding the barn that is currently just a pile of rubble.

6. That is a long conversation as we have lots of hopes! It certainly includes removing invasive species, buckthorn mostly, and reintroducing native plant species. As far as the school portion of it, a lot of the future depends on what the community supports.

These are greatly abbreviated answers to some questions that we could go on and on (and on) about. If you would like to hear more we would love to get together sometime and discuss both our ideas and your thoughts.

You are welcome to text/call me or Heather as we would like to talk more with you.

Take care

Martin

On May 20, 2023, at 8:38 PM, Melissa Murphy <leela123@aol.com> wrote:

Hi Martin,

This is Melissa Murphy- A couple properties down from you. Thanks for having us over. Sorry I had to leave early. I was wondering if you could summarize some things from the get together you had the other week. I just want to make sure I understand your plans for the property.

1. You guys will not be living in the home correct?
2. Can you give me more information about the family that will be staying at the property and for how long.
3. What are your immediate plans for the property?
4. Are there any planned events at the property?
5. What are your plans for updates and renovations?
6. What is your overall hope and expectations for the property?

Thank you

Melissa

Sent from my iPhone

**Petition to stop the proposed use of the property at
13133 Wild Turkey Road Welch, MN 55089 as a Folk school**

Situation: The new owners of 13133 Wild Turkey Road informed several adjacent landowners of their intentions for planned use of the subject property at a meeting on May 6, 2023. The new owners indicated that they will not reside on the property and intend to offer classes in art, blacksmithing, cooking, gardening, quilting, etc. eventually building a greenhouse, commercial kitchen facilities and living quarters for students.

Local residents object to this use of the property because these activities will cause an influx of transient individuals traveling to and living in our neighborhood. The effects of the proposed land use will jeopardize the current quality of life, safety and security of local residents. These activities will have negative environmental impacts including, noise from related activities, increased traffic, noise and dust from traffic on local gravel roads, as well as road maintenance issues. Other environmental issues include sewage, waste and excessive water uses. All things associated with the planned intended use will negatively affect local property values.

Local residents believe the planned or intended use of this property is inappropriate for this location and the following property owners strongly object to its use in this manner. We respectfully request the County's support in preventing the use of this property in any manner that would affect current landowners' quality of life, safety, security, impose environmental impacts to the land, locals or negatively affect property values.

Name:

Address:

Signature

W. Lindell
29690 130th AVE 5-31-23

Name:

Address:

Signature

Fry Link
29290 130th Ave Welch, MN
Fry Link 6/2/2023

Name:

Address:

Signature

Name:

Address:

Signature

Name:

Address:

Signature

Name:

Address:

Signature

**Petition to stop the proposed use of the property at
13133 Wild Turkey Road Welch, MN 55089 as a Folk school**

Situation: The new owners of 13133 Wild Turkey Road informed several adjacent landowners of their intentions for planned use of the subject property at a meeting on May 6, 2023. The new owners indicated that they will not reside on the property and intend to offer classes in art, blacksmithing, cooking, gardening, quilting, etc. eventually building a greenhouse, commercial kitchen facilities and living quarters for students.

Local residents object to this use of the property because these activities will cause an influx of transient individuals traveling to and living in our neighborhood. The effects of the proposed land use will jeopardize the current quality of life, safety and security of local residents. These activities will have negative environmental impacts including, noise from related activities, increased traffic, noise and dust from traffic on local gravel roads, as well as road maintenance issues. Other environmental issues include sewage, waste and excessive water uses. All things associated with the planned intended use will negatively affect local property values.

Local residents believe the planned or intended use of this property is inappropriate for this location and the following property owners strongly object to its use in this manner. We respectfully request the County's support in preventing the use of this property in any manner that would affect current landowners' quality of life, safety, security, impose environmental impacts to the land, locals or negatively affect property values.

Name: Wallace Gardiner Jr
Address: 13470 Hwy 19 Bluff 55089
Signature Wallace Gardiner Jr

Name: Wallace Gardiner 3rd
Address: 13470 Hwy 19 Bluff
Signature Wallace Gardiner 3rd

Name: Randy Sandstrom
Address: 29290 137th Ave Welch
Signature Randy Sandstrom

Name: _____
Address: _____
Signature _____

Name: _____
Address: _____
Signature _____


Name: _____
Address: _____
Signature _____

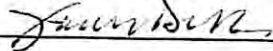
**Petition to stop the proposed use of the property at
13133 Wild Turkey Road Welch, MN 55089 as a Folk school**


Situation: The new owners of 13133 Wild Turkey Road informed several adjacent landowners of their intentions for planned use of the subject property at a meeting on May 6, 2023. The new owners indicated that they will not reside on the property and intend to offer classes in art, blacksmithing, cooking, gardening, quilting, etc. eventually building a greenhouse, commercial kitchen facilities and living quarters for students.

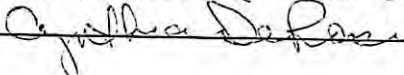
Local residents object to this use of the property because these activities will cause an influx of transient individuals traveling to and living in our neighborhood. The effects of the proposed land use will jeopardize the current quality of life, safety and security of local residents. These activities will have negative environmental impacts including, noise from related activities, increased traffic, noise and dust from traffic on local gravel roads, as well as road maintenance issues. Other environmental issues include sewage, waste and excessive water uses. All things associated with the planned intended use will negatively affect local property values.

Local residents believe the planned or intended use of this property is inappropriate for this location and the following property owners strongly object to its use in this manner. We respectfully request the County's support in preventing the use of this property in any manner that would affect current landowners' quality of life, safety, security, impose environmental impacts to the land, locals or negatively affect property values.

Name: Sarah Janzen (DeRosier)
Address: 7811 Merrimac Ln, Maple Grove MN 55311
Signature: 

Name: James DeRosier
Address: 13075 Wild Turkey Road Welch MN 55089
Signature:  651-380-2874

Name: Lois Gronseth
Address: 13075 Wild Turkey Rd
Signature: 

Name: Cynthia DeRosier
Address: 13075 Wild Turkey Rd
Signature: 

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

**Petition to stop the proposed use of the property at
13133 Wild Turkey Road Welch, MN 55089 as a Folk school**

Situation: The new owners of 13133 Wild Turkey Road informed several adjacent landowners of their intentions for planned use of the subject property at a meeting on May 6, 2023. The new owners indicated that they will not reside on the property and intend to offer classes in art, blacksmithing, cooking, gardening, quilting, etc. eventually building a greenhouse, commercial kitchen facilities and living quarters for students.

Local residents object to this use of the property because these activities will cause an influx of transient individuals traveling to and living in our neighborhood. The effects of the proposed land use will jeopardize the current quality of life, safety and security of local residents. These activities will have negative environmental impacts including, noise from related activities, increased traffic, noise and dust from traffic on local gravel roads, as well as road maintenance issues. Other environmental issues include sewage, waste and excessive water uses. All things associated with the planned intended use will negatively affect local property values.

Local residents believe the planned or intended use of this property is inappropriate for this location and the following property owners strongly object to its use in this manner. We respectfully request the County's support in preventing the use of this property in any manner that would affect current landowners' quality of life, safety, security, impose environmental impacts to the land, locals or negatively affect property values.

Name: MELISSA MURPHY
Address: 12809 WILD TURKEY RD. WELCH MN 55089
Signature: Melissa Murphy

Name: Amanda Tildergquist
Address: 29731 13th Ave Welch MN 55089
Signature: Amanda Tildergquist

Name: Eric Tildergquist
Address: 29731 13th Ave Welch, MN 55089
Signature: Eric Tildergquist

Name: Paul Tildergquist
Address: 29251 137 Ave Welch MN
Signature: Paul Tildergquist

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

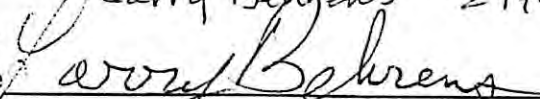
**Petition to stop the proposed use of the property at
13133 Wild Turkey Road Welch, MN 55089 as a Folk school!**

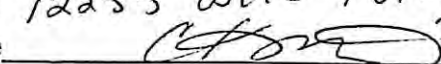
Situation: The new owners of 13133 Wild Turkey Road informed several adjacent landowners of their intentions for planned use of the subject property at a meeting on May 6, 2023. The new owners indicated that they will not reside on the property and intend to offer classes in art, blacksmithing, cooking, gardening, quilting, etc. eventually building a greenhouse, commercial kitchen facilities and living quarters for students.

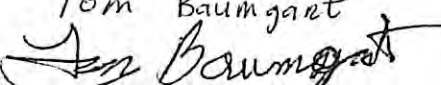
Local residents object to this use of the property because these activities will cause an influx of transient individuals traveling to and living in our neighborhood. The effects of the proposed land use will jeopardize the current quality of life, safety and security of local residents. These activities will have negative environmental impacts including, noise from related activities, increased traffic, noise and dust from traffic on local gravel roads, as well as road maintenance issues. Other environmental issues include sewage, waste and excessive water uses. All things associated with the planned intended use will negatively affect local property values.


Local residents believe the planned or intended use of this property is inappropriate for this location and the following property owners strongly object to its use in this manner. We respectfully request the County's support in preventing the use of this property in any manner that would affect current landowners' quality of life, safety, security, impose environmental impacts to the land, locals or negatively affect property values.

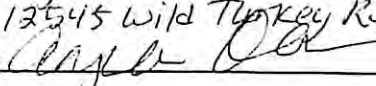
Name: Molly Zervas
Address: 29551 130th Ave Welch MN
Signature: 

Name: Larry Behrens - 29492 130th Ave, Welch, MN
Address:
Signature: 

Name: Cheri Otto
Address: 12255 Wild Turkey Rd, Welch, MN 55089
Signature: 

Name: Tom Baumgart
Address: 
Signature: 29431 130 AVE WELCH MN.

Name: Janis Amaturzio 29431-130th Ave Welch MN
Address: 55089
Signature:  M.D.

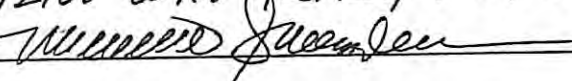
Name: Angela Olson
Address: 12545 Wild Turkey Rd, Welch, MN 55089
Signature: 

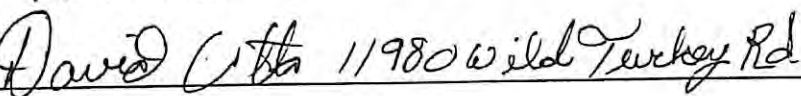
**Petition to stop the proposed use of the property at
13133 Wild Turkey Road Welch, MN 55089 as a Folk school**

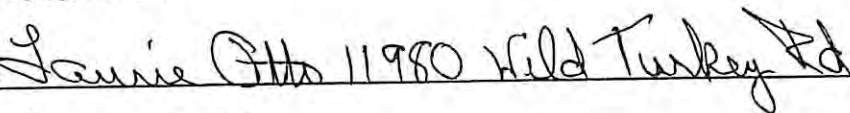
Situation: The new owners of 13133 Wild Turkey Road informed several adjacent landowners of their intentions for planned use of the subject property at a meeting on May 6, 2023. The new owners indicated that they will not reside on the property and intend to offer classes in art, blacksmithing, cooking, gardening, quilting, etc. eventually building a greenhouse, commercial kitchen facilities and living quarters for students.

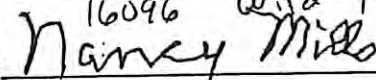
Local residents object to this use of the property because these activities will cause an influx of transient individuals traveling to and living in our neighborhood. The effects of the proposed land use will jeopardize the current quality of life, safety and security of local residents. These activities will have negative environmental impacts including, noise from related activities, increased traffic, noise and dust from traffic on local gravel roads, as well as road maintenance issues. Other environmental issues include sewage, waste and excessive water uses. All things associated with the planned intended use will negatively affect local property values.

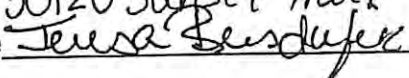
Local residents believe the planned or intended use of this property is inappropriate for this location and the following property owners strongly object to its use in this manner. We respectfully request the County's support in preventing the use of this property in any manner that would affect current landowners' quality of life, safety, security, impose environmental impacts to the land, locals or negatively affect property values.


Name: Michelle Schroeder
Address: 12100 Wild Turkey Rd, Welch, MN
Signature: 

Name: David Otto
Address: David Otto 11980 Wild Turkey Rd
Signature: 

Name: Loerie Otto
Address: Loerie Otto 11980 Wild Turkey Rd
Signature: 

Name: Nancy Mills
Address: 16096 Wild Turkey Rd, Welch, MN
Signature: 

Name: Teresa Reisdorfer
Address: 30120 Sunset Trail
Signature: 

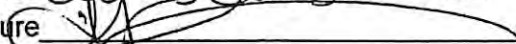
Name: Joseph John KERSSTETTER
Address: 30265 sunset trail
Signature: 

**Petition to stop the proposed use of the property at
13133 Wild Turkey Road Welch, MN 55089 as a Folk school**

Situation: The new owners of 13133 Wild Turkey Road informed several adjacent landowners of their intentions for planned use of the subject property at a meeting on May 6, 2023. The new owners indicated that they will not reside on the property and intend to offer classes in art, blacksmithing, cooking, gardening, quilting, etc. eventually building a greenhouse, commercial kitchen facilities and living quarters for students.


Local residents object to this use of the property because these activities will cause an influx of transient individuals traveling to and living in our neighborhood. The effects of the proposed land use will jeopardize the current quality of life, safety and security of local residents. These activities will have negative environmental impacts including, noise from related activities, increased traffic, noise and dust from traffic on local gravel roads, as well as road maintenance issues. Other environmental issues include sewage, waste and excessive water uses. All things associated with the planned intended use will negatively affect local property values.

Local residents believe the planned or intended use of this property is inappropriate for this location and the following property owners strongly object to its use in this manner. We respectfully request the County's support in preventing the use of this property in any manner that would affect current landowners' quality of life, safety, security, impose environmental impacts to the land, locals or negatively affect property values.


Name: Amy Kerstetter
Address: 30205 Sunset Rd.
Signature: 

Name: Patty Lyson
Address: 30245 130th Ave Welch
Signature: Patty Lyson

Name: STEVE LYSON
Address: 30245 130th AVE
Signature: WELCH, MN Steward Lyson

Name: MICHAEL BAUCH
Address: 29972 130th AVE WELCH 55089
Signature: 

Name: Beth Bennett
Address: 29850 130th Ave Welch, MN 55089
Signature: Beth Bennett


Name: CJ Brown
Address: 29551 130th Ave, Welch mn 55089
Signature: 

**Petition to stop the proposed use of the property at
13133 Wild Turkey Road Welch, MN 55089 as a Folk school!**

Situation: The new owners of 13133 Wild Turkey Road informed several adjacent landowners of their intentions for planned use of the subject property at a meeting on May 6, 2023. The new owners indicated that they will not reside on the property and intend to offer classes in art, blacksmithing, cooking, gardening, quilting, etc. eventually building a greenhouse, commercial kitchen facilities and living quarters for students.

Local residents object to this use of the property because these activities will cause an influx of transient individuals traveling to and living in our neighborhood. The effects of the proposed land use will jeopardize the current quality of life, safety and security of local residents. These activities will have negative environmental impacts including, noise from related activities, increased traffic, noise and dust from traffic on local gravel roads, as well as road maintenance issues. Other environmental issues include sewage, waste and excessive water uses. All things associated with the planned intended use will negatively affect local property values.


Local residents believe the planned or intended use of this property is inappropriate for this location and the following property owners strongly object to its use in this manner. We respectfully request the County's support in preventing the use of this property in any manner that would affect current landowners' quality of life, safety, security, impose environmental impacts to the land, locals or negatively affect property values.

Name: Ann Marie Otto
Address: 11965 Wild Turkey Rd, Welch, MN 55089
Signature: 

Name: Don Otto
Address: Wild Turkey Road Welch, Minn
Signature: _____

Name: Bill Carow
Address: 12332 Wild Turkey
Signature: Bill Carow

Name: DAN M. OTTO
Address: 11965 Wild Turkey Rd. Welch, MN, 55089
Signature: Dan M. Otto

Name: Ted Schroeder
Address: 12100 Wild Turkey Rd Welch 55089
Signature: 


Name: _____
Address: _____
Signature: _____

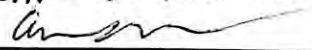
**Petition to stop the proposed use of the property at
13133 Wild Turkey Road Welch, MN 55089 as a Folk school!**


Situation: The new owners of 13133 Wild Turkey Road informed several adjacent landowners of their intentions for planned use of the subject property at a meeting on May 6, 2023. The new owners indicated that they will not reside on the property and intend to offer classes in art, blacksmithing, cooking, gardening, quilting, etc. eventually building a greenhouse, commercial kitchen facilities and living quarters for students.

Local residents object to this use of the property because these activities will cause an influx of transient individuals traveling to and living in our neighborhood. The effects of the proposed land use will jeopardize the current quality of life, safety and security of local residents. These activities will have negative environmental impacts including, noise from related activities, increased traffic, noise and dust from traffic on local gravel roads, as well as road maintenance issues. Other environmental issues include sewage, waste and excessive water uses. All things associated with the planned intended use will negatively affect local property values.

Local residents believe the planned or intended use of this property is inappropriate for this location and the following property owners strongly object to its use in this manner. We respectfully request the County's support in preventing the use of this property in any manner that would affect current landowners' quality of life, safety, security, impose environmental impacts to the land, locals or negatively affect property values.

Name: Jennifer Bauch
Address: 29972 130th Ave Welch MN 55089
Signature 

Name: Andrew Bauch
Address: 29972 130th Ave Welch
Signature 

Name: Vicki Bauch
Address: 29972 130th Ave Welch, MN 55089
Signature 

Name:
Address:
Signature _____

Name:
Address:
Signature _____

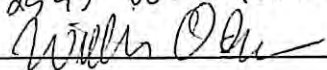
Name:
Address:
Signature _____

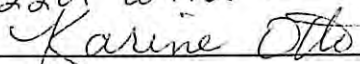
**Petition to stop the proposed use of the property at
13133 Wild Turkey Road Welch, MN 55089 as a Folk school**

Situation: The new owners of 13133 Wild Turkey Road informed several adjacent landowners of their intentions for planned use of the subject property at a meeting on May 6, 2023. The new owners indicated that they will not reside on the property and intend to offer classes in art, blacksmithing, cooking, gardening, quilting, etc. eventually building a greenhouse, commercial kitchen facilities and living quarters for students.

Local residents object to this use of the property because these activities will cause an influx of transient individuals traveling to and living in our neighborhood. The effects of the proposed land use will jeopardize the current quality of life, safety and security of local residents. These activities will have negative environmental impacts including, noise from related activities, increased traffic, noise and dust from traffic on local gravel roads, as well as road maintenance issues. Other environmental issues include sewage, waste and excessive water uses. All things associated with the planned intended use will negatively affect local property values.

Local residents believe the planned or intended use of this property is inappropriate for this location and the following property owners strongly object to its use in this manner. We respectfully request the County's support in preventing the use of this property in any manner that would affect current landowners' quality of life, safety, security, impose environmental impacts to the land, locals or negatively affect property values.

Name: William Olson
Address: 12545 Wild Turkey Rd, Welch MN.
Signature: 

Name: Karine Otto
Address: 12201 Wild Turkey Rd Welch MN.
Signature: 

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

To whom it may concern,

I had the Good Fortune to meet Heather and Martin when they came over to introduce themselves after they bought the farm next door to ours. They have not been our neighbors for long, but they've already distinguished themselves by the thoughtfulness they've shown in trying to clearly outline their intentions and politely ask for input on how to best be a good neighbor and member of our community.

I am a quadriplegic who gets by via the means of a power wheelchair and the support of my Incredible family and I don't necessarily get out too much. So when I first heard of the plans to give like-minded folks an opportunity to see and appreciate some of the Natural Beauty our county has to offer, I have to say I thought it was a great idea!

After personally attending a small gathering of artists and photographers at their house, I am still of this opinion. I'm not sure what issue someone could have with trying to increase the opportunities for creation of art or appreciation of nature in our beautiful corner of the state, but I personally didn't see any problem.

I would also like to note that while other people's experience may have been different, I have a service dog that I try to take for a walk on the road whenever the weather permits. In an entire Spring and Summer's worth of walks, I have never once felt at risk on the road due to traffic concerns raised by anybody next door. During their most crowded event they still managed parking and traffic in a way that kept the road clear and didn't bother us at all.

Like everything in life, neighbors and their relationship with each other depends on the individual. In this case, I'm happy to be the neighbor of a couple individuals who bring the average IQ of the area a little bit higher, and have been nothing but polite and respectful the entire time I have known them. If at any time their endeavors start to infringe on my personal Liberty or pursuit of happiness, I feel confident that I would only have to ask them and they would take care of the issue.

I look forward to seeing their Vision of what their place Can Be become a reality, and living in a Goodhue County where Classy and Earthy can both Coexist and Thrive.

Sincerely,
Eric Olson
13271 Wild Turkey Ln.
Welch, MN 55089

RECEIVED

DEC 28 2023

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
February 26, 2024 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 5:50 PM by Chair Chris Buck at the Goodhue County Government Center in Red Wing.

Roll Call

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

Commissioners Absent: None

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

1. Approval of Agenda

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

Motion carried 7:0

2. Approval of Minutes

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

Motion carried 7:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Consider Tabled Item:

CONSIDER: Request for IUP for a Rural Tourism Facility

Request, submitted by Martin Pansch and Heather McNabnay (Applicants/Owners) for a Rural Tourism Facility including educational events and bed and breakfast operation. Parcels 42.008.0303 and 42.005.1901. 13133 Wild Turkey Road Welch, MN 55089. Part of the W ½ of the NW ¼ of Section 08 and Part of the SW ¼ of the SW ¼ of Section 05 all in TWP 112 Range 16 in Vasa Township. A-1 and A-2 Zoned Districts.

Pierret presented the updated staff report, attachments, and letters received. She added that staff would recommend that proposed condition number 2 be amended to allow up to 4 RVs/tents to be used during educational events. She elaborated on Department of Health campground standards where 5 or more RVs/tent sites are considered a campground. She noted that the public hearing had been held in January so the letters would not be entered into the record but common themes would be addressed at this time.

Pierret continues stating staff received 16 letters and emails in favor of the proposal and 7 emails and letters against the proposal after the January public hearing. The first common concern was road safety, road capacity, and dust. Staff identified a preferred route for traffic on 137th Avenue and instructed the Applicants to work with 3 property owners on dust control in front of their dwellings. She added that the roads are Township roads and the Township is responsible for maintaining them in a safe, drivable condition for all users. The activities on site would be conducted on an invitation basis so the Applicants will be able to instruct visitors on directions to the site. The second theme was noise from activities, particularly blacksmithing. Pierret summarized state rules regarding noise and noted Goodhue County does not have a noise ordinance. Other common themes included changes to the staff report from the January meeting. She noted that the staff report had clarifications and conditions were updated to reflect concerns from the PAC and the public in

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
February 26, 2024 MEETING MINUTES
DRAFT**

January. She concluded by noting the PAC had two options, to move the item forward to the County Board with a recommendation to approve or deny or table the item again and instruct staff to post a public hearing notice for March 18th.

Martin Pansch (Applicant) was present to answer any questions.

Commissioner Buck asked staff how everything was going to be policed.

Pierret stated that as for their events, the Goodhue County Zoning Office would be notified and address any complaints or issues. She added that it could be recommended that the Applicants make staff aware of scheduled events including class schedules well ahead of time and dates could be posted online.

Commissioner Buck asked what restroom accommodations there would be for campers if the PAC decided to allow camping.

Applicant stated they would have dry/self-contained camping to begin however he may install a dump station to allow campers to dump their black water when the new septic system is installed in the future.

Commissioner Buck asked staff how many letters of support were from the general area in Welch or Vasa Township.

Pierret stated that there were 3 or 4 letters from the Vasa Township/Welch area. The rest of the letters of support came from areas outside of Goodhue County such as Northfield and people in Goodhue County around Dennison/Warsaw Township and other areas.

Commissioner Miller stated his displeasure that this project is also being called a Bed and Breakfast. He asked how many guests the house can accommodate.

Applicant stated that 15 is the maximum per the County Ordinance.

Commissioner Gale asked if 15 was the total for just the house or does that also included campers.

Pierret stated that 15 is the maximum for the house however the Department of Health could lower that number and the PAC can decide how many people can camp if they decide to allow camping.

Commissioner Greseth asked staff if the Applicant needed certificates of occupancy for the existing buildings if renovations were done.

Pierret stated that to have the public enter any building the building must meet public accessibility and safety standards. These are overseen by the Building Permits Department. Outdoor classes are allowed to begin if the IUP is approved. No classes can be held indoors until buildings are updated to meet building codes.

Commissioner Miller indicated he would be okay with allowing up to 20 overnight guests on the property. With 15 allowed in the dwelling that would leave 5 individuals able to camp outside.

³ It was moved by Commissioner Miller and seconded by Commissioner Huneke 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 into the record; and

Recommend the County Board of Commissioners **APPROVE** the Request, submitted by Martin Pansch and Heather McNabnay (Applicants/Owners) for a Rural Tourism Facility including educational events and bed and breakfast operation.

Subject to the following conditions:

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
February 26, 2024 MEETING MINUTES
DRAFT**

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this IUP. Activities or uses not included in the approved plans, specifications, and narrative shall require an IUP amendment before opening. Overnight stays in the bed and breakfast shall only be for school students during education activities. No overnight stays will be permitted during special events;
2. On-site camping for students shall be permitted during education activities. No more than 4 RVs/tents shall be used on-site at once. A maximum of 20 individuals may stay on the property overnight between the bed and breakfast and outdoor camping accommodations;
3. Maximum number of participants on-site for educational classes shall not exceed 35 persons including instructors but not including the Applicants. Special events shall be allowed a maximum of 50 participants on-site at one time not including the Applicants. The Zoning Administrator shall be notified at least 10 days before any event where 36 or more guests may be present;
4. Special Events shall be limited to two events per year and shall not be held for more than three consecutive days. Special Events are activities organized through Red Wing Arts or a similar institution or fundraising events organized by the Applicants and their non-profit;
5. On-street parking/loading/off-loading shall be prohibited;
6. All exterior signage located on the property must follow Goodhue County Zoning Ordinance Article 11 Section 17 (Sign Regulations);
7. Applicants shall obtain Building Permit approvals for all renovations, change of use of the dwelling to a bed and breakfast, and all new building construction;
8. Applicants shall replace the existing septic system prior to opening the dwelling as a bed and breakfast. Any new SSTS shall obtain proper permits from Goodhue County Environmental Health. A septic design from a licensed professional shall be submitted to the County Sanitarian one year before the bed and breakfast opens for overnight stays;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations. Proof of licenses shall be submitted to the Zoning Administrator prior to opening the bed and breakfast and commercial kitchen;
10. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, section 30 Rural Tourism, Article 11 Section 13 Bed and Breakfast Inns, Article 21 A1 Agricultural Protection District, and Article 22 A2, General Agriculture District;
11. Property boundary signage shall be established along all neighboring property lines abutting property not owned by the Applicants identifying neighboring properties as private property;
12. Guests shall be directed to use 137th Avenue from Highway 19 for access to the property. Maps shall be provided to guests and posted on websites and social media. The Applicants will pay for dust control along 137th Avenue in front of 30350 137th Ave, 29751 137th Ave, and 29290 137th Ave with permission from and consultation with these property owners;
13. Retail activities shall be limited to sales to students and participants on-site for hosted classes and events;
14. Compost shall be adequately secured and maintained to prevent rodent or animal harborage; and
15. This IUP shall expire upon sale of the property (change of ownership to an LLC or other entity overseen by the Applicants or their designated representative does not qualify as a sale. The Zoning Administrator shall be made aware of future ownership changes).

Commissioner Buck stated he was unable to support this request because the Applicants did not live on-site and are not living close by. He would prefer if they were living on the property.

Motion carried 4:3 (Commissioners Gale, Fox, and Buck dissenting)

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 42-005-1901 Permit # 23-0057
42-008-0313

PROPERTY OWNER INFORMATION				
Last Name McNabny		First Heather		Email:
Street Address 13133 Wild Turkey Rd.			Phone:	
City Welch	State MN	Zip 55089	Attach Legal Description as Exhibit "A"	
Authorized Agent Martin Pansch			Phone:	
Mailing Address of Landowner: 201 Nevada St., Northfield MN 55057				
Mailing Address of Agent: 201 Nevada St., Northfield MN 55057				
PROJECT INFORMATION				
Site Address (if different than above):				
Lot Size 49 acres		Structure Dimensions (if applicable)		
What is the conditional/interim use permit request for? Folk School centered on blacksmithing and native plants				
Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized. The establishment and operation of a Non-Profit Folk School to operate classes and gatherings for blacksmithing and other folk arts, including a greenhouse for native plant propagation, for adults. We anticipate general building improvements to facilitate hosting classes, with around 7-15 people for each class. Parking will all be on-site. Dust mitigation will be coordinated with adjacent neighbors and applied as mutually agreed. One or both of the owners, officers, or designated agent of the Non-Profit will be present for all classes. Students will be supervised while on-site and receive clear instruction regarding the extents, boundaries, and the appropriate use of the property. Students will receive clear instruction not to leave the posted limits of the property to exhibit courteous and safe behavior.				
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		<u>Heather McNabny</u> <u>12/28/2023</u>		
Signature of Agent Authorized by Agent:				
TOWNSHIP INFORMATION				
Township Zoning Permit Attached? If no please have township complete below:				
By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.				
Signature <u>[Signature]</u>		Title <u>Township Clerk</u>		Date <u>12/20/23</u>
Comments: <u>The Board has concerns about increased traffic & dust on town roads</u>				
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED COUNTY SECTION COUNTY FEE \$350 RECEIPT # <u>18340</u> DATE PAID <u>12/28/2023</u> </div>				
DEC 28 2023 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: _____

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).

Purpose – Establishment of a Folk school teaching once common skills that are still useful but have faded with the advancement of modern technology. We aspire to provide the opportunity for our community to learn desired skills/arts/crafts from artists and artisans in a peaceful setting where they can focus on the craft.

Class subjects would include but not be limited to: Blacksmithing, native plant identification and propagation, prairie restoration, timber frame constructions (turning logs to buildings), painting, various textile classes (knitting, weaving, flax to linen, natural dyes, etc.), invasive species management, pottery, woodwork, carving, tin work, jewelry, casting, canning, cooking, and basic home owner skills (stopping leaks, small engine repair).

Some of these classes are currently aspirational and cannot take place until appropriate facilities are in place. We anticipate starting with blacksmithing classes this spring/summer, 2024.

Accommodations and Meals - Students will be offered the chance to stay overnight IAW Goodhue County Zoning Ordinance Article 11, Section 13. They may also choose to camp in designated areas with prior approval from the owners. Others will stay at establishments in surrounding communities or back at their homes. Breakfast will be provided for students staying overnight. Other meals will be potluck or purchased/pre-prepared from local establishments or students will bring their own meals (fridge and microwave provided). Future plans will be for a commercial kitchen that will allow us to offer more meals.

Retail/wholesale – This would be limited to selling materials, plants, and tools to students to further their education and pursuits on-site. We plan to eventually sell donated works of instructors and other vested artists and crafts folk for the support and growth of the program off-site and online.

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

We plan to retrofit the red pole barn into a blacksmith shop, the red grain barn into a multi-use space, the small animal barn into a pottery barn, build a greenhouse. Far future construction could include a new blacksmith shop, studio, and barn/silo rebuild for multiple use space, including a commercial kitchen for cooking classes and providing meals to students. We may also eventually have animals in the loafing shed or build another structure to house them properly.

3. Proposed number of non-resident employees.

None. Instructors will get paid per class, but will not be employees of the non-profit. Owners may eventually be compensated along with interns or non-profit staff needed to run the school effectively..

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

The Folk School plans to host weekend classes, likely once a month to start, Friday - Sunday, 9-5, with some week long classes for the more detailed and intricate classes. We also hope to host evening community education classes should the proper class subject arise. Currently classes will only be held spring, summer and fall as none of the classroom buildings are heated; with new construction and building improvements, classes will eventually be offered year round. We also plan to host gatherings for neighbors and supporters to show gratitude and fundraise. These events will be a few hours each time, and likely only hosted once or twice a year over a weekend.

5. Planned maximum capacity/occupancy.

The Folk School plans to host one or two classes at a time, allowing for 10-30 students at a time. 2-4 instructors/aides will be present depending on class subject and class size..

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

All access will be via the driveway. There should be no traffic generation or congestion.

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

The site currently has 15 spaces along the driveway and easily 15 more can be utilized in the front pasture if needed. Gravel and grass respectively.

8. Proposed solid waste disposal provisions.

The Folk School will utilize off-site commercial compost as much as possible and then have recycling and garbage pick up as is standard in the community.

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

Consistent with discussions with planning staff and given the seasonal nature of the classes it was determined having an ADA compliant portable restrooms on site during classes would comply with sanitation and accessibility needs. New construction of heated buildings would include ADA compliant restrooms. The existing septic system will continue to serve the existing house in accordance with Goodhue County Zoning Ordinance Article 11, Section 13. No additional plumbing fixtures will be added to the existing house.

10. Existing and proposed exterior lighting.

Currently there is one pole light and house lights. Lighting will be added above the doorways to existing structures compliant with International Dark Sky Standards..

11. Existing and proposed exterior signage.

No signage currently exists. It is anticipated that signage identifying the Folk School will be added in compliance with Goodhue County Zoning standards.

12. Existing and proposed exterior storage.

There is a loafing shed with stored wood, trailers, and farm equipment. Class supplies will be stored in each class building.

13. Proposed safety and security measures.

Prior to each class, students will be given a safety briefing both for use of equipment and required PPE. Emergency actions will be reviewed, along with locations of first aid kits, fire extinguishers, etc. Bathrooms and evacuation procedures will also be described.

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

Driveways will be kept clear to allow emergency vehicle access. All buildings are accessible via gravel drives.

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

The Folk School will coordinate a mutually agreed upon dust mitigation plan with the neighbors to ensure any increased traffic does not negatively impact the adjacent properties. This plan will augment the dust mitigation efforts currently in place by the adjacent neighbors. The on site activities are not anticipated to generate any negative noise or odor impacts.

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities. Large, 4-5 acre pasture to be eventually restored to prairie for educational and wildlife purposes.

17. Existing and proposed surface-water drainage provisions.

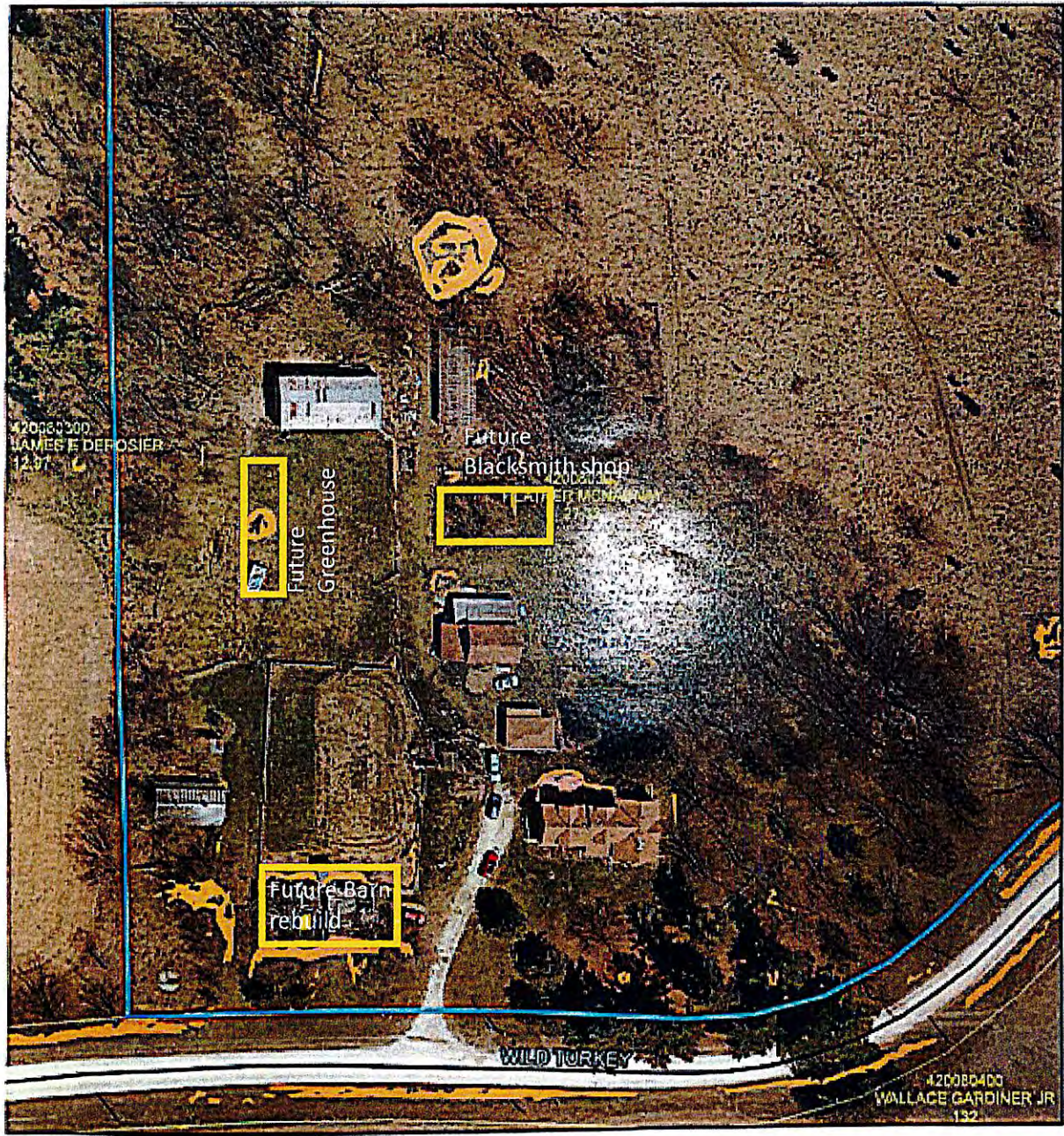
None. The existing site drainage patterns will remain unchanged.

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

The Folk School will operate as allowed under the Goodhue County Zoning Ordinance Article 11, Section 13. No liquor will be provided.

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

It is the Folk School's goal is to respect and support the continued peaceful enjoyment of the properties in the neighborhood.

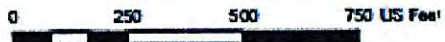


SITE PLAN

State the use of the property. Show the size, shape and location of structures with distance to property lines and location of ALL wells and septic systems.

Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- National Wetland Inventory
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Boundaries
- 30% Slope or Greater
- Blufford Protected Soils
- FEMA Flood Zones
- 2% Annual Chance
- A
- AE
- AD



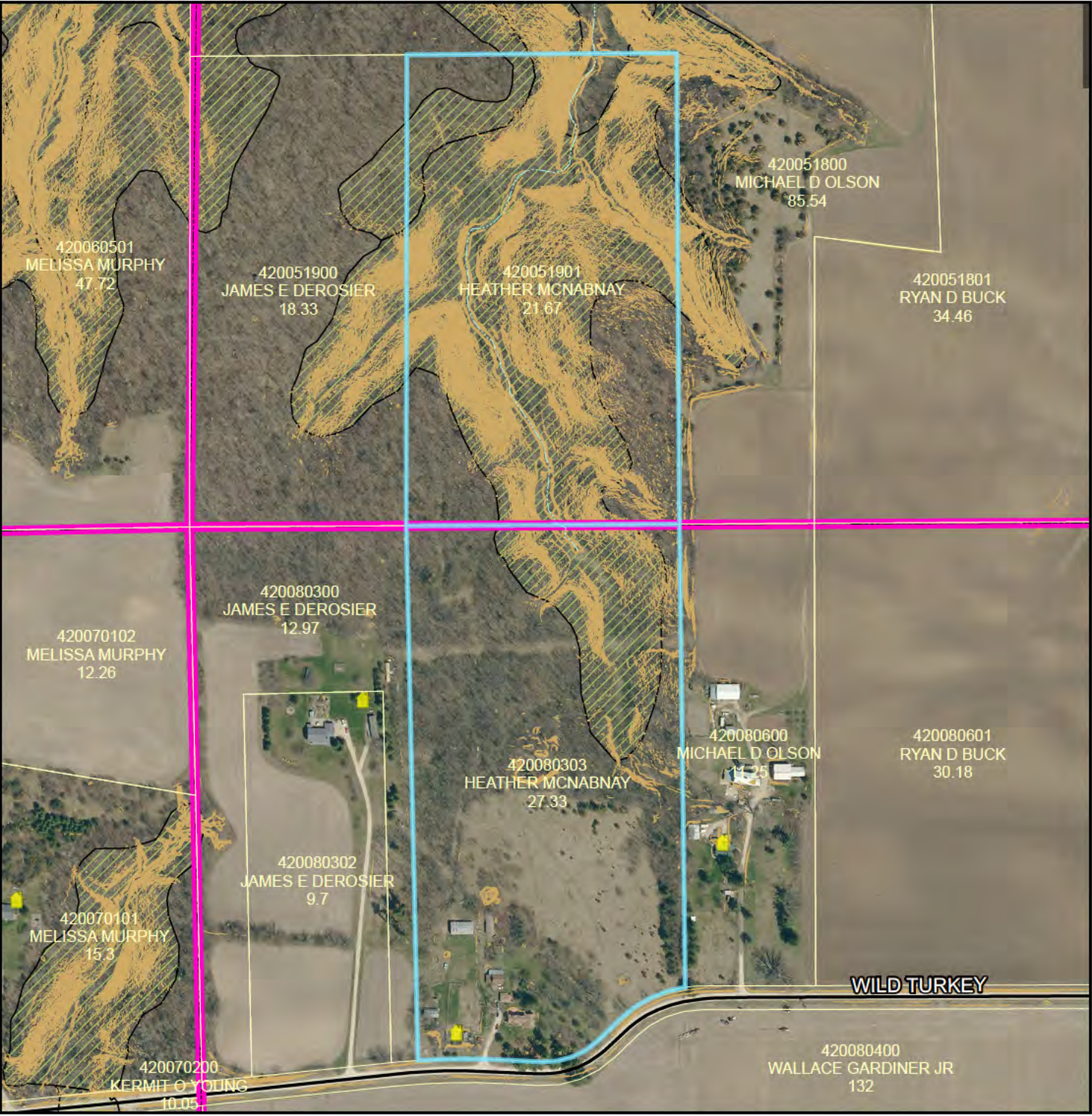
DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect or consequential damages that may result from its use or misuse. Goodhue County Copyright 2023.

2023 Aerial Imagery
Map Created November, 2023 Samantha Pried



Potential Future Construction

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
January 22, 2024

Martin Pansch (Authorized Agent) on behalf of Heather McNabney (Owner)

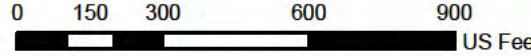
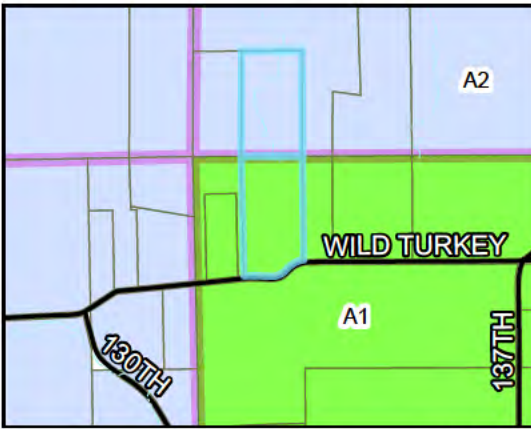
A2 and A1 Zoned Districts

Part of the W 1/2 of the NW 1/4 of Section 08 and Part of the SW 1/4 of the SW 1/4 of Section 05 all in TWP 112 Range 16 in Vasa Township

IUP request for a Rural Tourism Facility including educational events and bed and breakfast operation

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 | |



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 December, 2023 by LUM





PLANNING COMMISSION

PAC Meeting
January 22, 2024

Martin Pansch (Authorized Agent) on behalf of Heather McNabney (Owner)

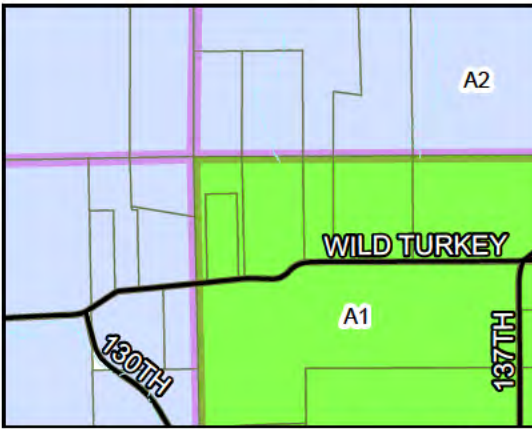
A2 and A1 Zoned Districts

Part of the W 1/2 of the NW 1/4 of Section 08 and Part of the SW 1/4 of the SW 1/4 of Section 05 all in TWP 112 Range 16 in Vasa Township

IUP request for a Rural Tourism Facility including educational events and bed and breakfast operation

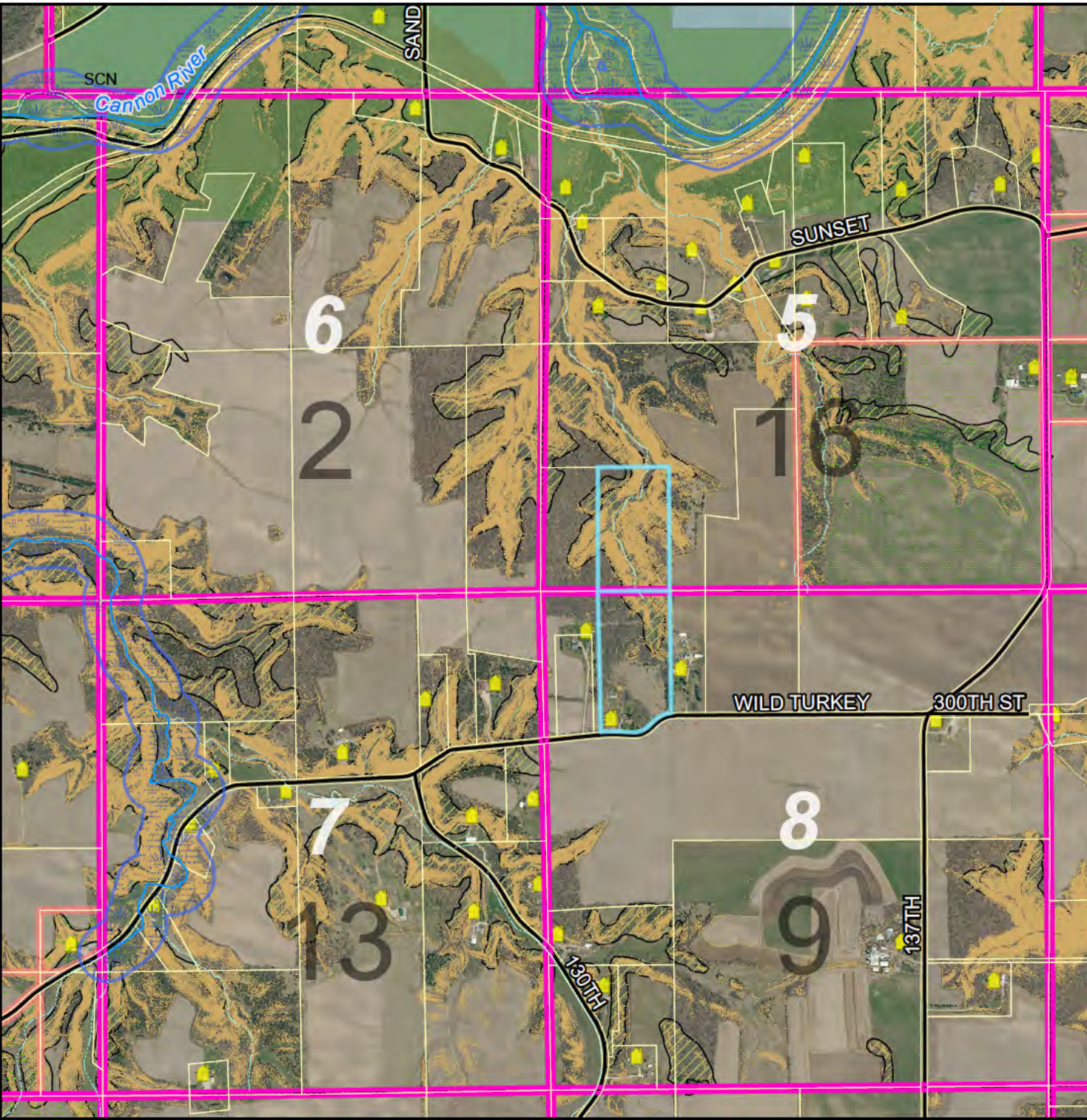
Legend

- | | |
|----------------------------|---------------------------------|
| 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 | |



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 2024.





PLANNING COMMISSION

PAC Meeting
January 22, 2024

Martin Pansch (Authorized Agent) on behalf of Heather McNabney (Owner)

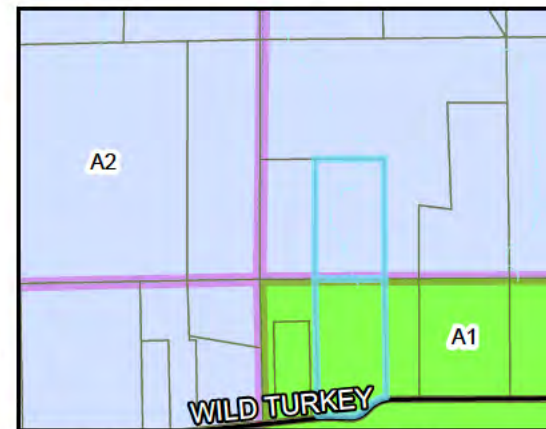
A2 and A1 Zoned Districts

Part of the W 1/2 of the NW 1/4 of Section 08 and Part of the SW 1/4 of the SW 1/4 of Section 05 all in TWP 112 Range 16 in Vasa Township

IUP request for a Rural Tourism Facility including educational events and bed and breakfast operation

Legend

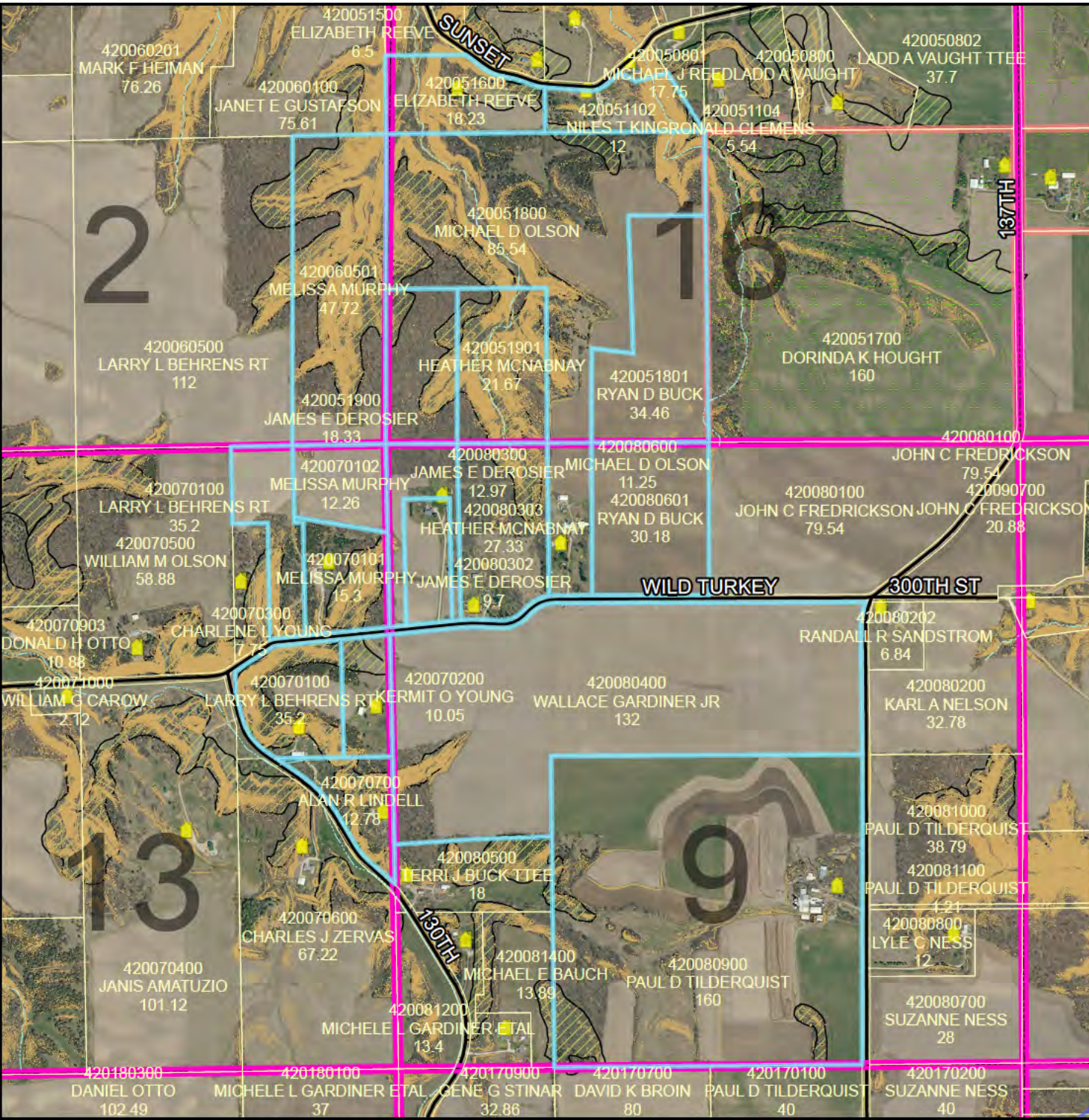
- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 20 |
| | Lakes & Other Water Bodies | | 30 |
| | Shoreland | | FEMA Flood Zones |
| | Historic Districts | | 2% Annual Chance |
| | Parcels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



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.



PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



PLANNING COMMISSION

PAC Meeting
January 22, 2024

Martin Pansch (Authorized Agent) on behalf of Heather McNabny (Owner)

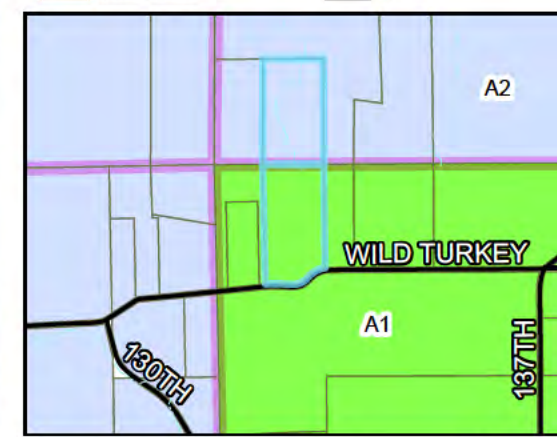
A2 and A1 Zoned Districts

Part of the W 1/2 of the NW 1/4 of Section 08 and Part of the SW 1/4 of the SW 1/4 of Section 05 all in TWP 112 Range 16 in Vasa Township

IUP request for a Rural Tourism Facility including educational events and bed and breakfast operation

Legend

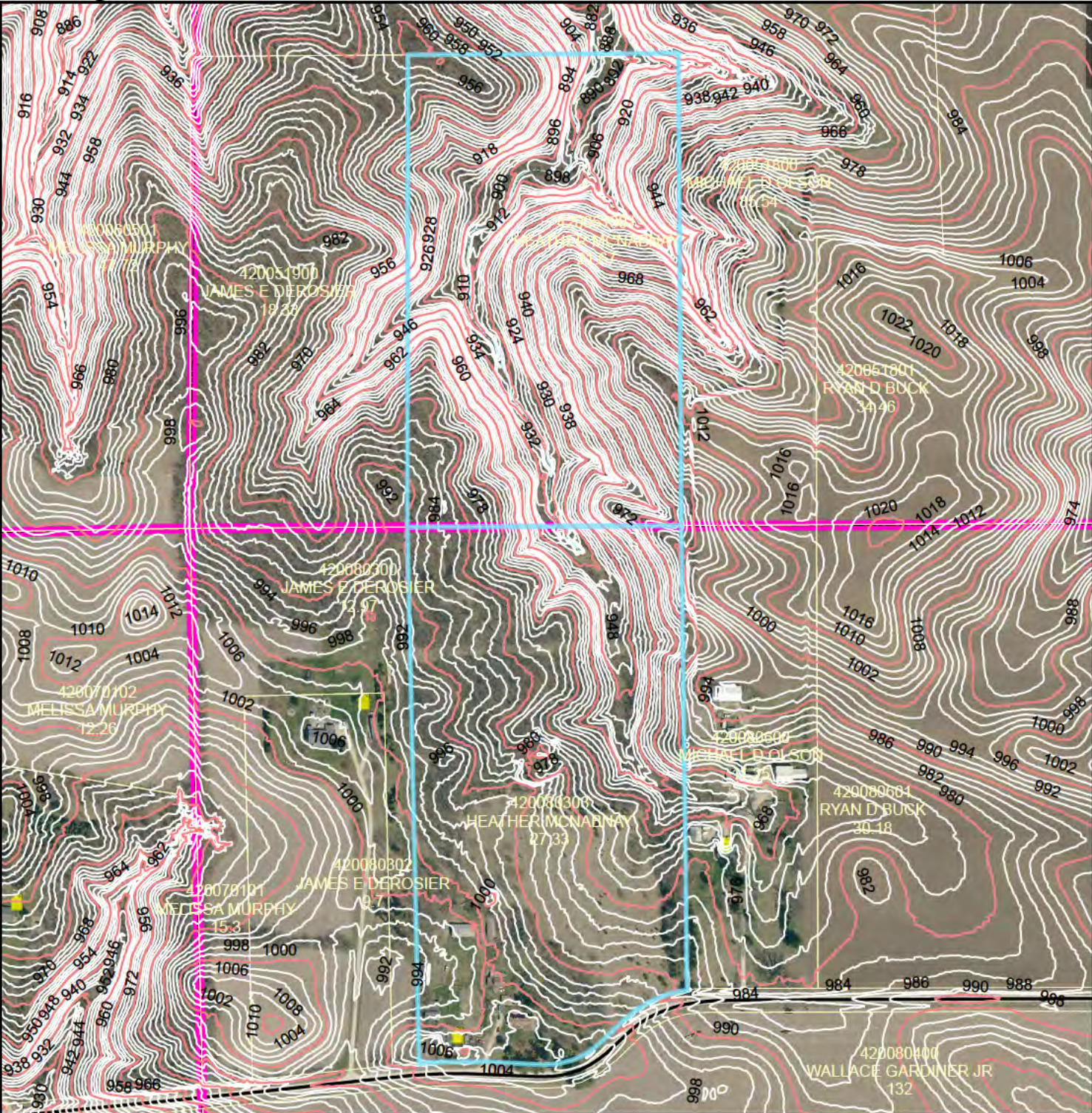
- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope) 20
- Bluff Impact Zones (% slope) 30
- FEMA Flood Zones 2% Annual Chance
- FEMA Flood Zones A
- FEMA Flood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



0 462.5 925 1,850 2,775 US Feet

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 December, 2023 by LUM



PLANNING COMMISSION

PAC Meeting
January 22, 2024

Martin Pansch (Authorized Agent) on behalf of Heather McNabney (Owner)

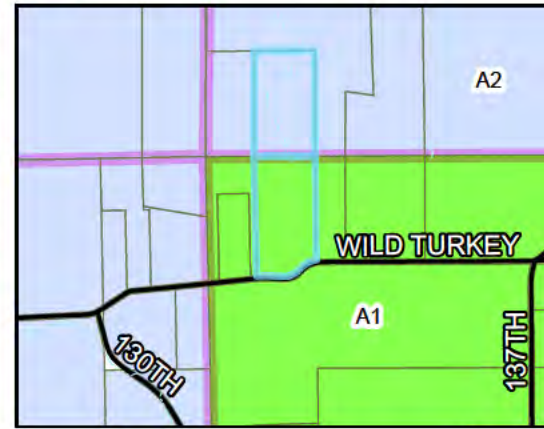
A2 and A1 Zoned Districts

Part of the W 1/2 of the NW 1/4 of Section 08 and Part of the SW 1/4 of the SW 1/4 of Section 05 all in TWP 112 Range 16 in Vasa Township

IUP request for a Rural Tourism Facility including educational events and bed and breakfast operation

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 | |



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.

Vasa Township

Goodhue County Planning Commission

Re: Folk School

The Vasa Township Board would like to add some additional comments regarding the proposed folk school in Sections 8 & 5 of Vasa Township.

When Heather and Martin approached the Board last April they talked about a small operation involving a minimum amount of people and traffic.

Their application for a permit and their website for the school indicates a much larger operation which would involve activities 7 days a week and many more people than what was originally discussed. This would result in much larger impact to Town roads (dust and traffic).

The main concern is that this large of an operation will have a negative impact on it's neighbors, a number of them being very close. How many homes are there within a ¼ mile of this site? Would this school be better suited to an area less populated?

The Board would also like to know if this application is approved are there any rules or regulations to control the size of the school? How big can they get? Are there limits on the size of the school. Will there be anything in place to control the dust for their neighbors?

Steve Hyllengren, Chairman

James Hedeem, Clerk