

To: County Board
From: Land Use Management
Meeting Date: February 20, 2024
Report date: February 6, 2024

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request for map amendment 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).

Attachments and links:

Maps
Site Map(s)
Project Review (Rezone)
January 22, 2024, Draft Planning Commission Meeting Minutes
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Summary:

During staff's rezoning review for parcel 39.008.3200 (Olson) it was noted that the parcels along 191st Avenue in Section 08 of Pine Island Township may be better classified as R-1 Suburban Residence District instead of A-1 Agricultural Protection District. Staff initially noted this area as a candidate for rezoning to R-1 in 2020. Ten parcels are proposed to be rezoned: 39.008.3000, 39.008.3300, 39.008.3100, 39.008.3701, 39.008.3700, 39.008.3600, 39.008.3601, 39.008.2900, 39.008.3500, and 39.008.3400.

Project Summary:

Area Information:

- Section 08 of Pine Island Township is currently zoned A-1 Agricultural Protection District with the exception of two parcels that are part of a Conservation Subdivision approved in 2022 and parcel 39.008.3200 that was rezoned in December 2023 from A-1 to R-1.
- One parcel abuts this area to the north (39.008.2800) and is zoned A-1. One parcel abuts the area to the east (39.008.3200) and is zoned R-1. Land to the south across 480th Street is located in Section 17 of Pine Island Township and is zoned A-1. Land to the west is located across Highway 52 within Section 07 of Pine Island Township and is zoned A-1. One parcel across Highway 52 in Section 18 of Pine Island Township is zoned Business (Summit Auto and Cycle).

- Section 08 currently has 15 dwellings where 4 are allowed. Dwellings in the R-1 District (and Conservation Subdivisions) are not counted towards overall section density. By rezoning these parcels to R-1 the total number of dwellings in the A-1 zoned portions of the section would be 6 therefore no additional dwelling density would be created in the A-1 portions of the section by rezoning these parcels to R-1.

Existing/Permitted Uses:

- Parcels 39.008.3000, 39.008.3300, and 39.008.3100 (19153 480th St) are owned by Joel and Heather Hauser and are approximately 1 acre each. Parcel 39.008.3000 contains a dwelling and parcel 39.008.3300 contains various accessory buildings and pens for animals. Parcel 39.008.3100 is currently vacant and is fenced in for cattle. The dwelling has its own septic system and well. As of the writing of this report staff has not been contacted by the Hausers to begin the IUP process for the keeping of farm animals. The County Feedlot Officer has been made aware of this matter.
- Parcel 39.008.3701 (47984 191st Ave Way) consists of approximately 0.61 acres and contains a dwelling and an accessory building. This property is on a shared septic system and a shared well.
- Parcel 39.008.3700 (47983 191st Ave Way) is approximately 0.51 acres and contains a dwelling and small accessory shed. This property is on a shared septic system and shared well.
- Parcel 39.008.3600 (47967 191st Ave Way) has approximately 0.53 acres and contains a dwelling and two accessory buildings. This property is also on a shared septic and shared well.
- Parcel 39.008.3601 (47953 191st Ave Way) is approximately 0.59 acres with a dwelling and accessory building. The buildings are separated by 191st Avenue Way. This property is also on a shared septic and well.
- Parcel 39.008.2900 (47945 191st Ave Way) contains approximately 4.3 acres with a dwelling and accessory building. These buildings are separated by 191st Avenue Way. This property is also on a shared septic system and well.
- Parcel 39.008.3500 (47844 191st Ave Way) has approximately 5.02 acres with a dwelling and an accessory building. The buildings are separated by 191st Avenue Way. This property is on a shared septic system and shared well.

- Parcel 39.008.3400 (47794 191st Ave Way) is approximately 7.56 acres with a dwelling and barn. This property is also on a shared septic system and well.
- Parcels 39.008.3400 and 39.008.3500 are both within 1,000 feet of a registered feedlot across Highway 52 (Allan Reese). The Board of Adjustment approved a variance request to the 1,000 foot distance for these parcels to be rezoned at their January 22, 2024 meeting.
- The keeping of farm animals on R-1 parcels is limited to less than 10 animal units and requires an Interim Use Permit.
 - No new feedlots could be established in this area on A-1 zoned parcels due to the 1,000 foot setback and 96% OFFSET requirement from existing dwellings.

Pine Island Township:

Pine Island Township has indicated they are supportive of the rezoning and the Township would like the County to consider rezoning additional parcels in Section 08 to R-1 due to existing density and to promote development.

Planning Information:

- The R-1, Suburban Residence District is intended to provide a district which will define and protect areas suitable for low to medium density residential development as the principal land use and to allow related facilities desirable for development.
- The Prime Farmland Rating for Agriculture is shown in the attachment titled Project Review.
- Three of the parcels are over 2 acres in size. The minimum lot size in the R-1 district is 1 acre of buildable area. Any future split of these parcels would require a formal plat to be approved by the Township, Planning Advisory Commission and County Board.
- Future dwelling development will be restricted by the ability to locate new septic systems and wells, the capacity and location of the existing shared septic systems, and the platting requirements imposed by Goodhue County.

Goodhue County Comprehensive Plan:

The Goodhue County Comprehensive Plan offers the following statements regarding agricultural zoning districts:

Agricultural zoning districts have been established to maintain and preserve agricultural land. The preservation of agriculture is valued as a component of the economy, a land resource, a visual feature of the landscape, and a way of life.

The Comprehensive Plan offers the following comment regarding density:

The limitation of housing through density controls has maintained large tracts of land available for agriculture purposes.

An increase in housing density within agricultural zones could create potential conflicts between potentially incompatible land uses. Some areas situated in the County's agricultural zoning districts are less productive for farming practices yet may be optimized for rural conservation subdivisions or single family homes.

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

Property Owner Comments:

Staff sent all property owners affected by the rezone a letter with information about the proposal. Staff received a call from Joan Wood (47794 191st Avenue Way, Zumbrota) owner of the northernmost parcel affected by the rezone on January 2, 2024. This parcel was also part of the variance request for distance from a registered feedlot. Ms. Wood indicated to staff that her property is the largest in the neighborhood at 7.5 acres and has been used as a hobby farm in the past. Staff did note during a site visit to the neighborhood that the property contains a barn and fenced in paddock area. Although there are no animals currently on the property she indicated that she would like to be able to market the property for sale in the future with hobby farm potential. She questioned the benefits of rezoning her parcel and indicated she would prefer to stay zoned A-1.

Staff received a call from Joel Knaup (47844 191st Avenue Way, Zumbrota) owner of parcel 39.008.3500 on January 22, 2024. He indicated he would also like to stay zoned agricultural because he bought his property to get away from residential restrictions. He added he may want to have animals on the property someday and he likes to ride dirt bikes around his acreage.

- The County Board could elect to remove any parcel from the rezoning and leave it zoned A-1. Staff would note that Pine Island Township has indicated a desire to see section 8 become more residentially oriented and property owners in the R-1 District still may have farm animals up to 9 animal units with an Interim Use Permit. The Planning Advisory Commission did not remove any parcels from their recommendation.

PAC Recommendation:

LUM Staff recommends the Planning Advisory Commission

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

-
- **APPROVE** the request to rezone parcels 39.008.3000, 39.008.3300, 39.008.3100, 39.008.3701, 39.008.3700, 39.008.3600, 39.008.3601, 39.008.2900, 39.008.3500, and 39.008.3400 from A-1 Agricultural Protection to R-1 Suburban Residence District.

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

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.

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 McNabny (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.

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

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.

Chair Buck Opened the Public Hearing

Amelia Winkels, 47945 191st Ave stated that her boys hunt in the woods on her property and she would prefer to stay zoned agricultural because they do have meat chickens a couple of times a year.

Joan Wood, 47794 191st Ave stated they would prefer to stay zoned agricultural. They would like to sell their property with hobby farm potential. She doesn't want to live in a residential area and they have dealt with the smell of agriculture for years while the feedlot across Highway 52 was operational.

¹⁰After Chair Buck called three times for comments it was moved by Commissioner Huneke and seconded by Commissioner Fox to close the Public Hearing.

Motion carried 7:0

Commissioner Greseth stated that hunting has a setback distance from residences.

Hanni stated that the main benefit to R1 is that the setback for buildings is 8 feet from property lines. Also, R1 allows parcels to be split into smaller 1-acre parcels that can be used as dwelling sites.

Commissioner Huneke asked for clarification that the Dale Olson property is already zoned R-1.

Pierret confirmed that the Olson property was rezoned in December 2023.

Commissioner Buck asked if the north 40 acres owned by Joyce Schulz were included in this request.

Pierret stated the Schulz property is not part of this rezoning request.

Commissioner Greseth clarified that the Wood parcel could have 5 to 7 new lots split from their current parcel that they could sell off as building sites.

Hanni confirmed this but added that the property owners would need to formally plat the land to split it into new building sites and the sites would need to have room for structures to meet setbacks and room for septic systems and wells unless they can use the existing shared systems. That would all need to be worked out before the land was split.

Commissioner Greseth stated that being rezoned would be in the best interest of the landowners because it does allow for parcels to be split and they can still have animals with a proper permit.

Amelia Winkels asked if the access to Highway 52 was going to be removed in the near future.

Commissioner Miller stated that as a Township Supervisor he has heard that at some point the highway access here will be removed. There have been talks of an overpass either here or south at 490th Street however there have been no formal plans put in motion. The reason for the overpass is for farm equipment to reach the other side.

¹¹It was moved by Commissioner Greseth and seconded by Commissioner Miller for the Planning Advisory Commission to:

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

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

Recommend the County Board of Commissioners **APPROVE** the 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).

Motion carried 7:0

6. Other Discussion

There was no additional discussion.

7. ¹²ADJOURN: Motion by Commissioner Huneke and seconded by Commissioner Fox to adjourn the Planning Commission Meeting at 7:55 p.m.

Motion carried 7:0

Respectfully Submitted,

William Lenzen Zoning Assistant

MOTIONS

¹ APPROVE nomination of Chris Buck as PAC Chair for 2024

Motion carried 7:0

² APPROVE nomination of Tom Gale as PAC Vice-Chair for 2024

Motion carried 7:0

³ APPROVE nomination of Darwin Fox as BOA Representative for 2024

Motion carried 7:0

⁴ APPROVE the PAC meeting agenda

Motion carried 7:0

⁵ APPROVE the previous month’s meeting minutes

Motion carried 7:0

⁶ Motion to close Public Hearing

Motion carried 7:0

⁷ APPROVE the Request for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System

Motion carried 7:0

⁸ Motion to close Public Hearing

Motion carried 7:0

⁹ TABLE the Request for a Rural Tourism Facility

Motion carried 7:0

¹⁰ Motion to close Public Hearing

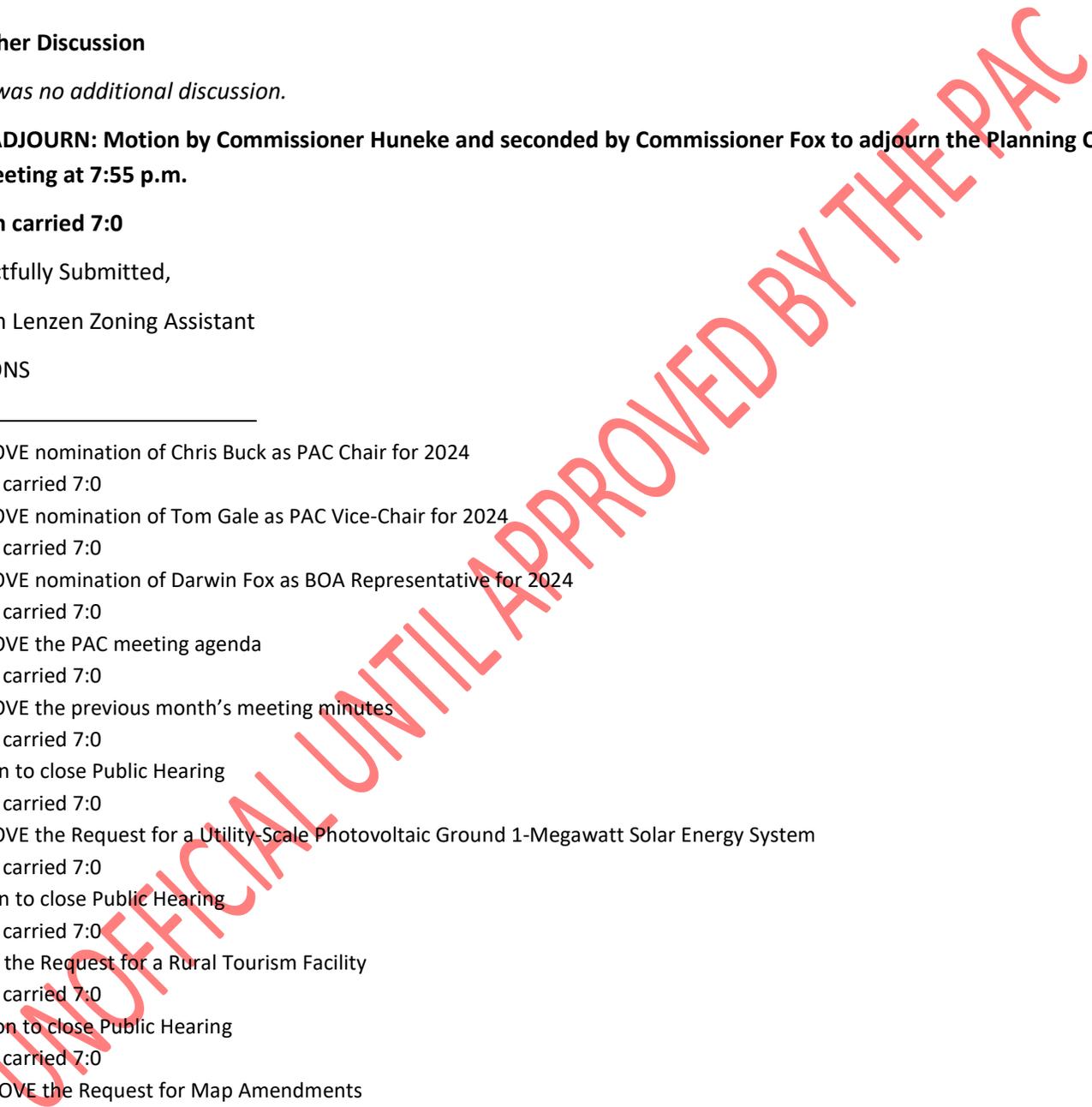
Motion carried 7:0

¹¹ APPROVE the Request for Map Amendments

Motion carried 7:0

¹² ADJOURN. Motion to adjourn the meeting.

Motion carried 7:0



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

Subd. 5

- A. The names and addresses of the petitioner or petitioners and their signatures to the petition. **See application**
- B. Survey information: **See application**
- C. The current and proposed district: **A1 to R1**
- D. The current use and the proposed use of the land. **The parcels are primarily residential in with dwellings and associated accessory buildings. One parcel is currently vacant and is fenced for the keeping of cattle (39.008.3100 Joel and Heather Hauser). The use of the properties is not proposed to change due to the rezoning.**
- E. The reason for the requested change of zoning district. **Staff has identified this area as a candidate for residential zoning due to existing uses and lot sizes.**
- F. A copy of the soil map showing the soils types within the proposed boundary and the surrounding area. **A soils map for the site has been prepared.**
- G. Prime Farmland Rating of the soil types in F.
 - The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Downs-Hersey Complex	2-6%	20.7	97.2%	Prime Farmland
Joy Silt Loam	1-3%	0.6	2.8%	Prime Farmland

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

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

None of the area proposed to be rezoned is located within the shoreland district, floodplain district, or blufflands. At this time no changes are proposed to existing vegetation and no new structures are proposed. Any new structures, land use changes, and parcel line reconfiguration must be reviewed by the appropriate County staff.

- 2. The compatibility with surrounding land uses

Surrounding land uses include medium-density residential and tilled cropland bordered by Highway 52. There is one registered feedlot and one parcel zoned Business (Summit Auto and Cycle) across Highway 52 to the west.

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

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

Subd. 6 The housing density of the affected Section

Section 08 is an A-1 zoned section with two parcels in a Conservation Subdivision and one parcel zoned R-1. There are 15 dwellings in the section where 4 are allowed, 14 on parcels zoned A-1 and 1 within the Conservation Subdivision.

Subd. 7 The impact on any surrounding agricultural uses

Land to the north and east is used for row crop agriculture. None of the land proposed to be rezoned is used for row crops. Property owned by Joel Hauser has cattle however this may be permitted with an Interim Use Permit approved by the PAC and County Board for less than 10 animal units. As of the writing of this report the Hausers have not contacted staff to begin this process. No new Feedlots may be established in an R1 District or within 1,000 feet or 96% OFFSET distance from an R1 District. No new feedlots would be permitted in this area if it remained zoned A-1 due to the distance requirements from existing dwellings.

Subd. 8 The impact on the existing transportation infrastructure

The properties are currently accessed off of 191st Avenue Way and 480th Street. Highway 52 borders the area to the west. Future MnDOT projects may restrict access to Highway 52 from 480th Street. If Highway 52 access is restricted, access to these properties would be via 480th Street from 195th Avenue to the east which leads to Highway 60 to the north.

Subd. 9 The impact on surrounding zoning districts

The properties are currently zoned A-1. Surrounding properties are also zoned A-1, R-1, and Business.

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

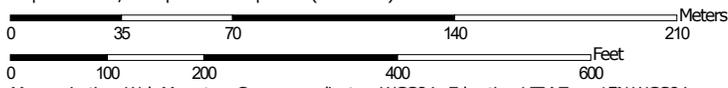
Rezoning the parcels to R1 does not appear to have negative cumulative effects on the immediate surrounding area or the City of Zumbrota. The surrounding area is already used for medium-density residential among tilled cropland and the Highway 52 corridor. Pine Island Township has indicated their support of the request.

Subd. 11. Additional information as may be requested by the Planning Commission or zoning staff. **The character of this area is similar to other areas of Goodhue County already zoned R-1 including areas near the City of Zumbrota. Pine Island Township would like the PAC and staff to consider rezoning additional portions of Section 08 to facilitate future development.**

Custom Soil Resource Report Soil Map



Map Scale: 1:2,370 if printed on A portrait (8.5" x 11") sheet.



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

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Goodhue County, Minnesota
 Survey Area Data: Version 19, Sep 9, 2023

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
N574B	Downs-Hersey complex, 2 to 6 percent slopes	20.7	97.2%
N602A	Joy silt loam, 1 to 3 percent slopes	0.6	2.8%
Totals for Area of Interest		21.4	100.0%

Map Unit Descriptions

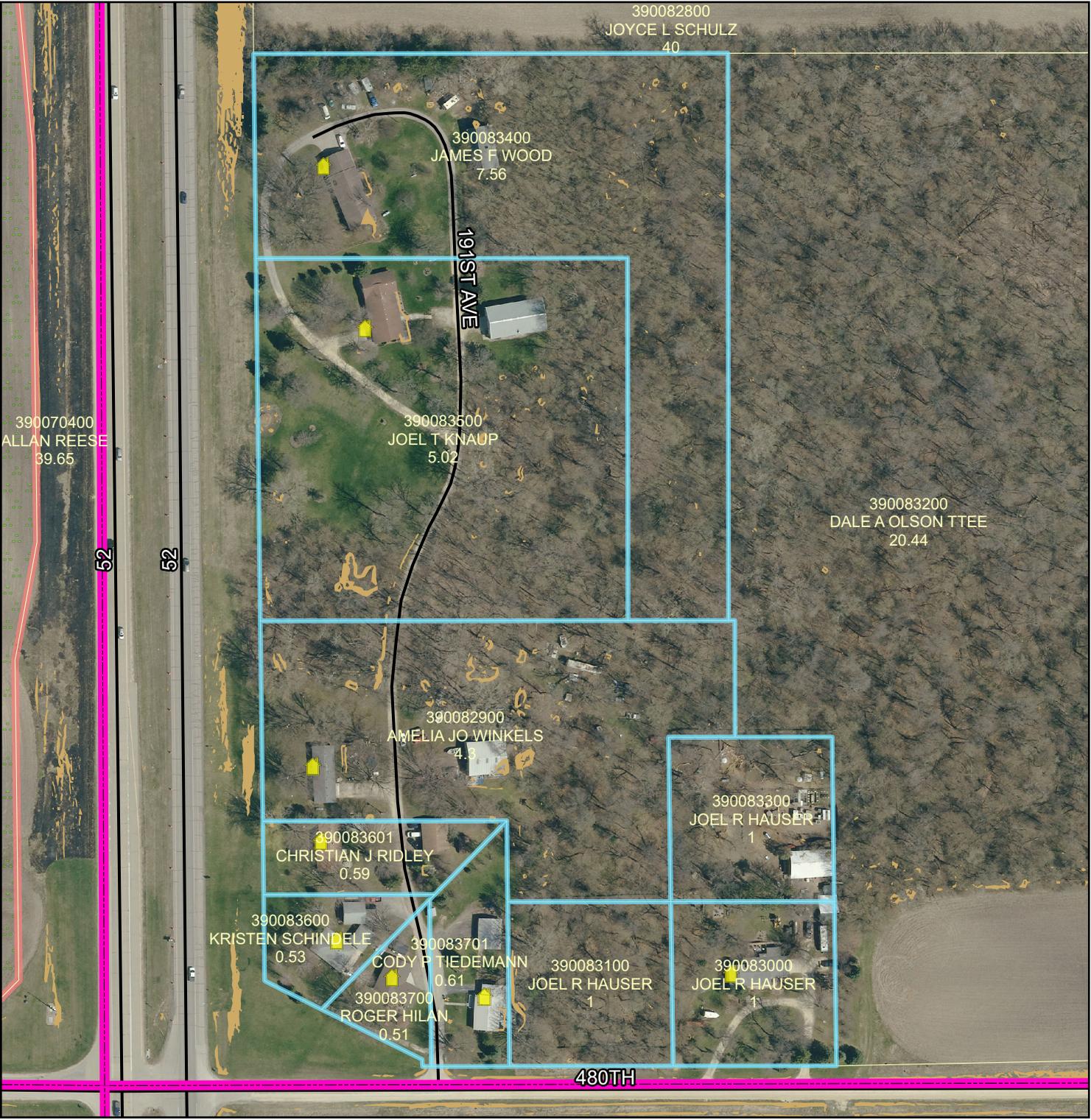
The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

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

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

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

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
January 22, 2024

A1 Zoned District

Part of the SW 1/4 of the SW 1/4 of
Section 08 TWP 109 Range 15 in
Pine Island Township

Request to rezone specific parcels from
A-1 to R-1

Legend

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



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



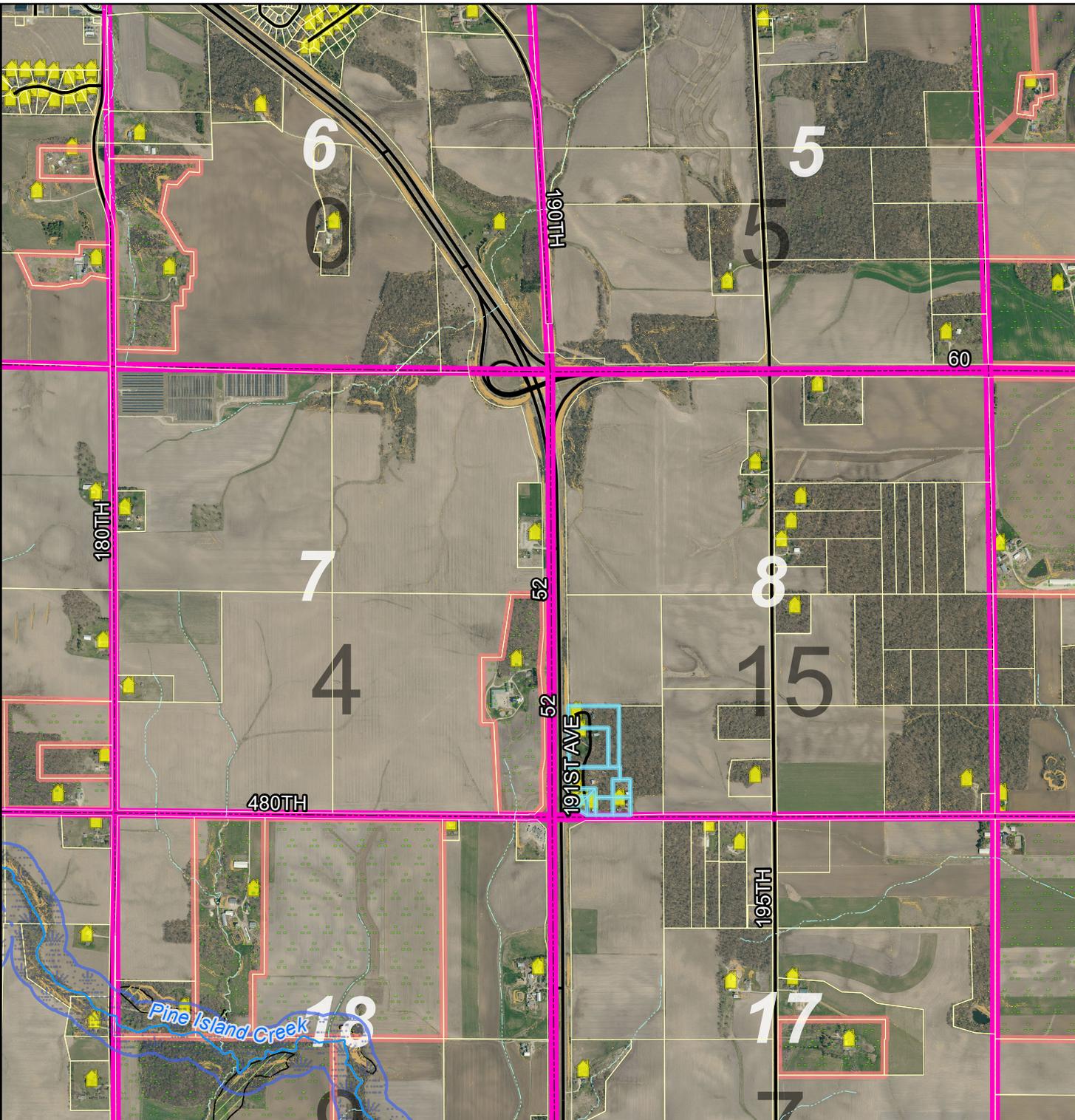
PLANNING COMMISSION

PAC Meeting
January 22, 2024

A1 Zoned District

Part of the SW 1/4 of the SW 1/4 of
Section 08 TWP 109 Range 15 in
Pine Island Township

Request to rezone specific parcels from
A-1 to R-1



Legend

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

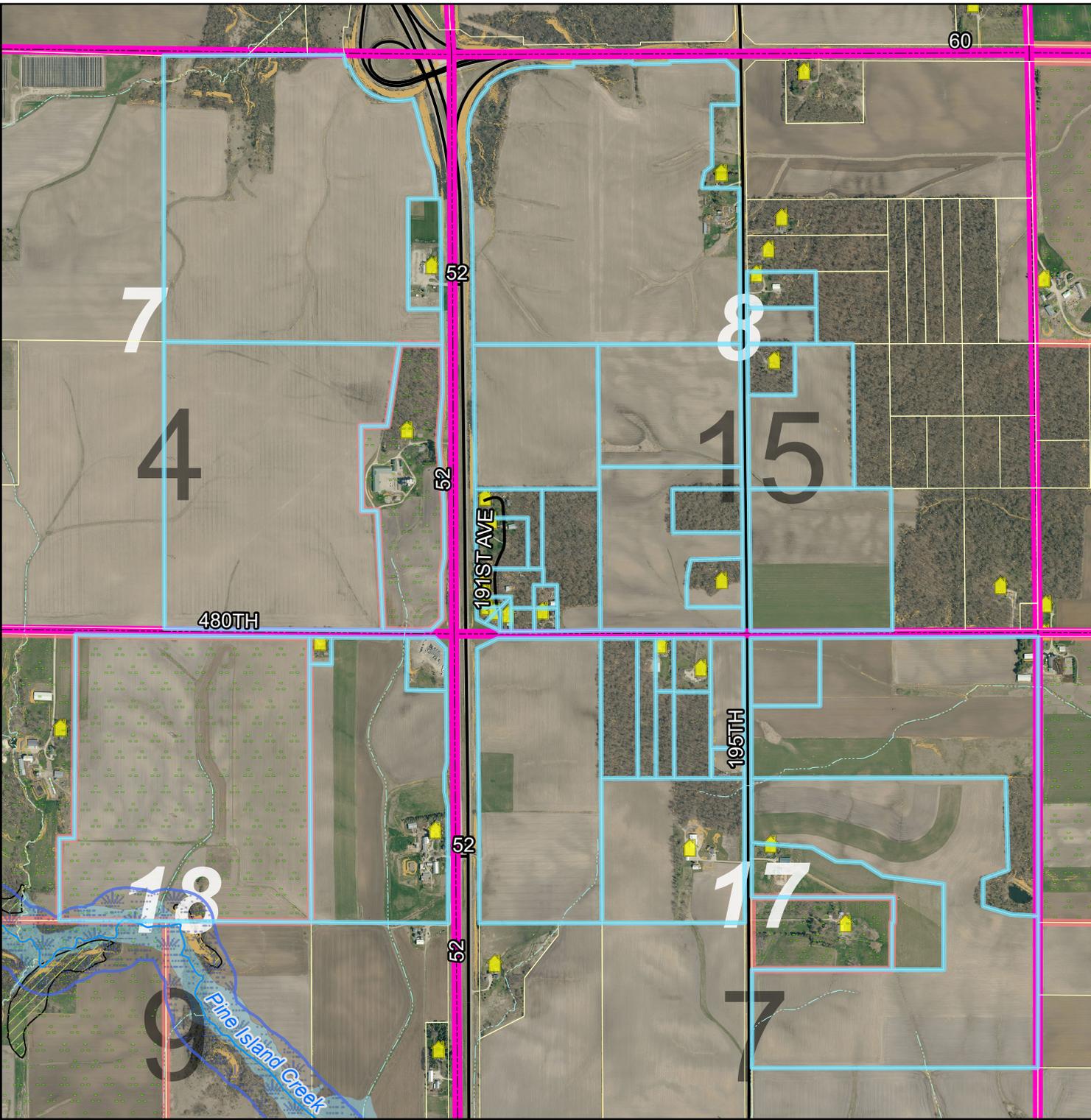


DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2023.

2022 Aerial Imagery
Map Created December, 2023 by LUM



PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



PLANNING COMMISSION

PAC Meeting
January 22, 2024

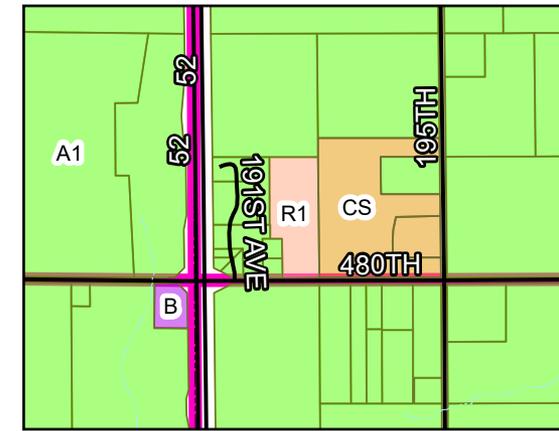
A1 Zoned District

Part of the SW 1/4 of the SW 1/4 of
Section 08 TWP 109 Range 15 in
Pine Island Township

Request to rezone specific parcels from
A-1 to R-1

Legend

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

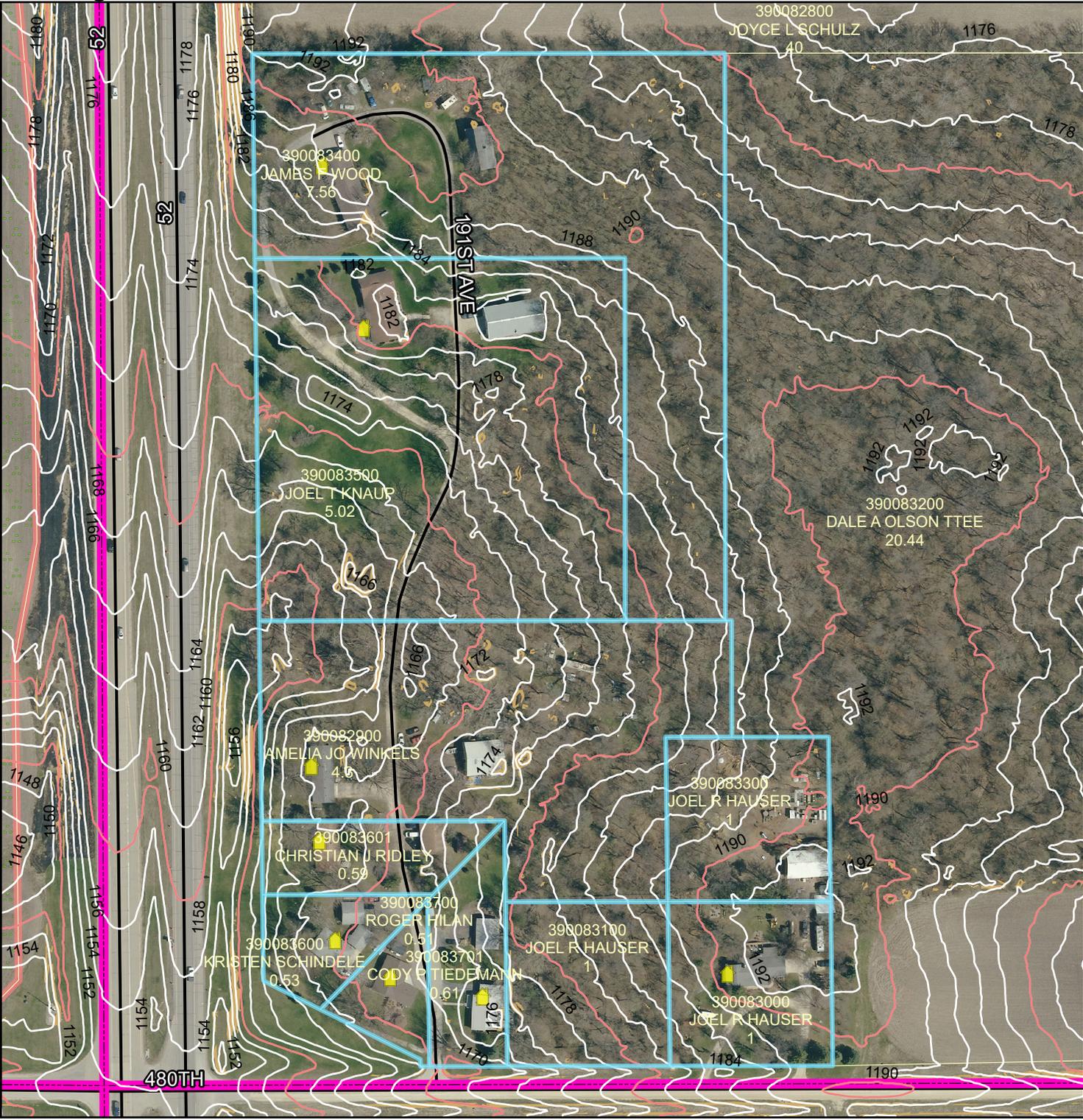


0 495 990 1,980 2,970 US Feet

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

A1 Zoned District

Part of the SW 1/4 of the SW 1/4 of
Section 08 TWP 109 Range 15 in
Pine Island Township

Request to rezone specific parcels from
A-1 to R-1

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 65 130 260 390 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.

