

To: Planning Advisory Commission  
From: Leah Pieper, Land Use Management Zoning Assistant  
Meeting Date: June 22, 2026  
Re: Conditional Use Permit Request in Belvidere Township

**AGENDA ITEM:**

The Planning Advisory Commission will hold a public hearing and consider a request for a Conditional Use Permit located at 35559 County 45 Blvd Lake City, MN 55041 to allow the parcel with ID 26.011.0501 to expand feedlot to be over 500,000 gallons on manure and over 300 Animal Units.

**ATTACHMENTS AND LINKS:**

1. Application as submitted
2. Maps prepared by staff

**APPLICATION INFORMATION:**

Applicant: Mike Kohlnhofer  
Property Owner: Circle K Family Farms, 35559 County 45 Blvd Lake City, MN 55041  
Address of zoning request: 35559 County 45 Blvd Lake City, MN 55041  
Parcel: 26.011.0501  
Parcel Size: 93 acres  
Property Zoning: A-2 (Agricultural)  
Township: Belvidere  
Abbreviated Legal: PART OF NW 1/4 BEG ON S LINE SECTION 11, TOWNSHIP 111, RANGE 014 in Lake City, MN.

**PUBLIC HEARING NOTICE:**

The Planning Advisory Commission will hold a public hearing and consider a Conditional Use Permit Request for Circle K Family Farms (Landowner) submitted by Mike Kohlnhofer, 35559 County 45 Blvd Lake City, MN 55041, to allow the parcel with ID 26.011.0501 to expand feedlot and have greater than 500,000 gallons of manure storage and over 300 Animal Units. The property is described as PART OF NW 1/4 BEG ON S LINE SECTION 11, TOWNSHIP 111, RANGE 014 in Lake City, MN.

**PROJECT SUMMARY:**

The landowner Circle K Family Farms is seeking approval for a Conditional Use Permit to expand feedlot. The intent of the request is for the Landowner to expand their feedlot to be over the 500,000-gallon manure storage and the Animal Unit limit of 300 Animal Units.

They plan to expand the Gilt Developer Unit and one of the farrowing barns to allow for this increase in animal units and manure storage. In addition, will be removing the existing slurry pit.

Zoning Staff have reviewed the application and determined that the site is a suitable candidate for feedlot expansion. The proposal meets or has the potential to meet all applicable County zoning and subdivision requirements.

### **Property Information**

- The property consists of one parcel comprising approximately 93 acres, that is zoned A-2 (Agricultural).
- The subject property is a registered feedlot and there are numerous feedlots nearby.
- The property is surrounded by predominantly A-2 District.
- None of the property is designated Shoreland and Floodplain.
- No mining sites exist within 1000 feet of the subject property.
- No utility scale solar or wind sites exist within 1000 feet of the subject property.
- Parcel was granted a Conditional Use Permit in October of 2019 to establish an identical Feedlot expansion for up to 2,900 Animal Units outside of a Farmyard and for animal waste storage exceeding 500,000 gallons.

### **Proposed Uses:**

- If CUP request is approved, the 93-acre parcel would allow for approximately up to 3,400 animal units and approximately 11.3 million gallons of manure, however, is only expected to produce about 4.4 million gallons.

### **Accessibility:**

- The subject parcel has direct public access to County 45 Blvd.

### **Planning Information:**

The Goodhue County Zoning ordinance requires a conditional use permit for any farm that stores over 500,000 gallons of manure and for any feedlot expanding greater than 500 animal units. In addition, the following requirements specifically relate to this request:

- Manure storage. Animal manure, when utilized as domestic fertilizer, shall not be stored for longer than one year and shall be applied at rates not exceeding local agricultural crop nutrient requirements except where allowed by permit. Local agricultural crop nutrient requirements can be obtained at local Natural Resources Conservation Services offices or local Minnesota Extension Service offices, (MPCA 7020).
- Animal Manure. Any animal manure not utilized as domestic fertilizer shall be treated or disposed of in accordance with applicable state rules (MPCA 7020).

- Owner's duties. The owner of any animal feedlot shall be responsible for the storage, transportation, and disposal of all animal manure generated in a manner consistent with the provisions herein (MPCA 7020).
- The County may impose in addition to the standards and requirements set forth in this Article additional conditions which the Planning Commission or County Board consider necessary to protect the public health, safety, and welfare.
- Conditional Use Permits shall be in effect only as long as sufficient land specified for spreading purposes is available for such purposes as regulated otherwise by this Article.
- The Goodhue County Board of Commissioners may require the applicant, or permit holder, to furnish and place in a dedicated account an amount to be administered by the County for reclamation/liability purposes based upon the animal units involved.
- The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the immediate vicinity. (Article 4, Sec. 5, Subd. 1).
- That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, vibration, so that none of these will Page 87 Goodhue County Zoning Ordinance Article 13 Amended October 2, 2007 constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. (Article 4, Sec. 5, Subd. 1).

**Goodhue County Comprehensive Plan:**

- The proposed Conditional Use request appears compatible with the goals of the County's Comprehensive Plan and growth management strategies. As an expansion of an existing agricultural operation rather than new non-agricultural development, the request supports the Plan's objective of preserving agricultural land while directing more intensive development toward established areas.

**Staff Recommendation:**

To accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **APPROVE** the CUP request to allow the 93-acre parcel to expand their current registered feedlot, with the following findings and conditions:

**Findings:**

1. Animal manure, when utilized as domestic fertilizer, shall not be stored for longer than one year and shall be applied at rates not exceeding local agricultural crop

nutrient requirements except where allowed by permit. Local agricultural crop nutrient requirements can be obtained at local Natural Resources Conservation Services offices or local Minnesota Extension Service offices, (MPCA 7020).

2. Any animal manure not utilized as domestic fertilizer shall be treated or disposed of in accordance with applicable state rules (MPCA 7020).
3. The owner of any animal feedlot shall be responsible for the storage, transportation, and disposal of all animal manure generated in a manner consistent with the provisions herein (MPCA 7020).
4. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the immediate vicinity. (Article 4, Sec. 5, Subd. 1).
5. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. (Article 4, Sec. 5, Subd. 1).

**Conditions:**

1. The applicant shall secure all land use permits required by the County, including by not limited to well and septic permits, and an agricultural zoning/building permit.
2. The applicant shall obtain feedlot registration from the MPCA to exceed over 1000 animal units.
3. If the use is subject to the county's discontinuance requirements, found in Article 4, section 9 of the Goodhue County zoning ordinance.



# GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # RP 26.011.0501

Permit# \_\_\_\_\_

## PROPERTY OWNER INFORMATION

Last Name <b>Circle K Family Farms</b> First _____		E _____	
Street Address <b>35559 County 45 Blvd</b>		P _____	
City <b>Lake City</b>	State <b>MN</b>	Zip <b>55041</b>	Attach Legal Description as Exhibit "A" <input type="checkbox"/>
Authorized Agent _____		Phone _____	
Mailing Address of Landowner: <b>35559 County 45 Blvd Lake City, MN 55041</b>			
Mailing Address of Agent: _____			

## PROJECT INFORMATION

Site Address (if different than above): \_\_\_\_\_

Lot Size **93 Acres** Structure Dimensions (if applicable) **83'6" x 280'8"; 81'2" x 105'11"**

What is the conditional/interim use permit request for? **manure storage over 500,000 gallons, over 300AU & NPDES Permit**

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized  
**We are applying for a permit to expand our Gilt Developer Unit and a farrowing barn to increase manure holding capacity and to improve efficiency.**

## 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: *Neil V. Kopp for Circle K Family Farms* Date **5-17-2021**

Signature of Agent Authorized by Agent: \_\_\_\_\_

## TOWNSHIP INFORMATION

Township Zoning Permit Attached?  If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature _____	Title _____	Date _____
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Comments: \_\_\_\_\_

## COUNTY SECTION

COUNTY FEE **\$400** RECEIPT # \_\_\_\_\_ DATE PAID \_\_\_\_\_

Applicant requests a CUP/IUP pursuant to Article \_\_\_\_ Section \_\_\_\_ Subdivision \_\_\_\_ of the Goodhue County Zoning Ordinance

What is the formal wording of the request? \_\_\_\_\_

Shoreland \_\_\_\_\_ Lake/Stream Name \_\_\_\_\_ Zoning District \_\_\_\_\_

Date Received \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_ DNR Notice \_\_\_\_\_ City Notice \_\_\_\_\_

Action Taken: \_\_\_\_ Approve \_\_\_\_ Deny Conditions: \_\_\_\_\_



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).

To be more productive in the Pork Industry producing better sows and weaning older pigs

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

New buildings for gilt development and farrowing barn

3. Proposed number of non-resident employees.

None

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

6:30 am - 8:30 pm

5. Planned maximum capacity/occupancy.

Swine >300 lbs 284.8 AU; Swine 55-300 lbs 300 AU

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

None

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

None

8. Proposed solid waste disposal provisions.

Detailed in MPCA Permit

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

Detailed in MPCA Permit

10. Existing and proposed exterior lighting.

None

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11. Existing and proposed exterior signage.

None

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12. Existing and proposed exterior storage.

None

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13. Proposed safety and security measures.

Management guidelines and regular safety meetings

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

Able to drive around all buildings

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

We follow MN Pollution Control Agency guidelines and will also have a National Pollutant Discharge Elimination System Permit

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

Site will be excavated per engineering plan including Stormwater Pollution Prevention Plan approved by the MPCA

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17. Existing and proposed surface-water drainage provisions.

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

None

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

We will be hiring 2 full time employees

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TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME Belvidere

Goodhue County

Parcel # \_\_\_\_\_

APPLICANT INFORMATION

Last Name	<u>Circle K Family</u>	First	<u>Farms</u>	M.I.	
Street Address	<u>35559 4045 Blvd</u>				
City	<u>Lake City</u>	State	<u>MN</u>	ZIP	<u>55041</u>
Email Address	[REDACTED]				
Township	<u>Belvidere</u>	Range	<u>R 11</u>	Section	<u>11</u>

PROJECT INFORMATION

Site Address	<u>Same</u>				
Zoning District	Lot Size	<u>93 A</u>	Structure Dimensions	<u>83'6" x 280'8"</u> <u>81' x 105' 11"</u>	
Type of Project	<u>Swine Building</u>		Proposed Use		
Structure Type	<u>Wood/concrete</u>	Replacement?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Variance #	_____ Conditional Use Permit # _____				

GPS Coordinates

DISCLAIMER AND SIGNATURE

I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

Signature		Date	<u>4/14/26</u>
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TOWNSHIP APPROVALS

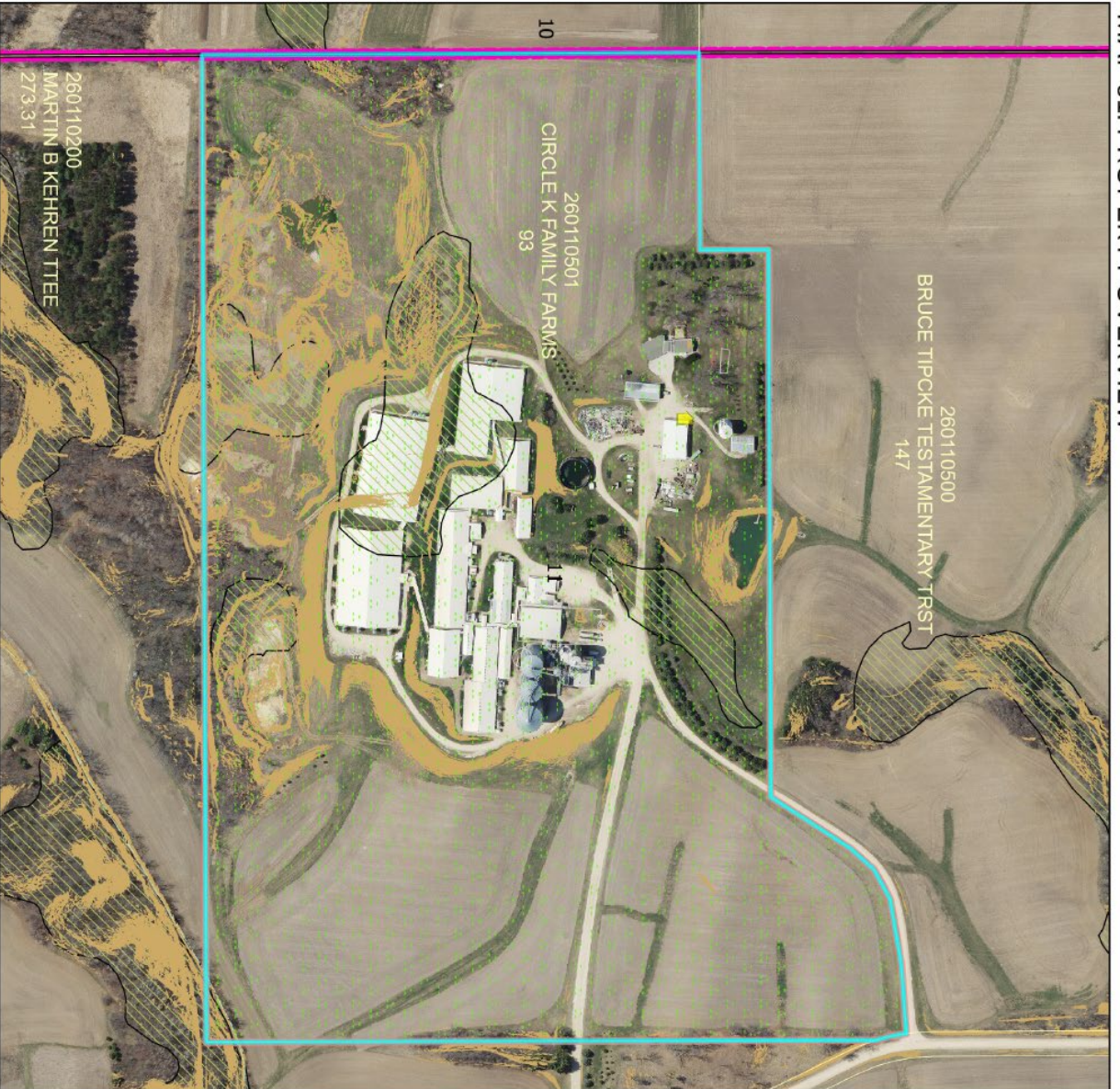
I hereby certify that the above described project has been approved by the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.

Signature		Title	<u>Clerk</u>	Date	<u>4/14/26</u>
Signature		Title		Date	

Application fee \_\_\_\_\_ Receipt Number \_\_\_\_\_



**MAP 01: PROPERTY OVERVIEW**



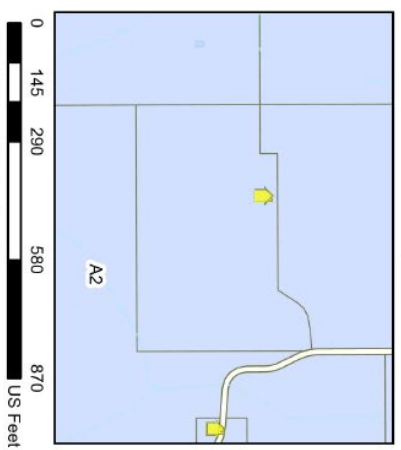
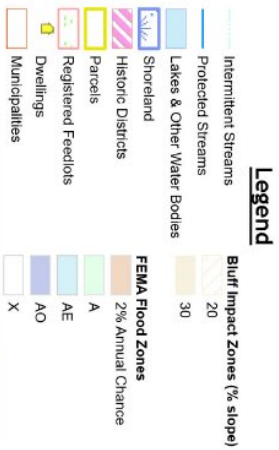
**PLANNING COMMISSION**

Public Hearing  
June 22nd, 2026

Circle K Family Farms (Applicant)  
A-3 (Urban Fringe) Zoned District.

PART OF NW 1/4 BEG ON S LINE SECTION 11,  
TOWNSHIP 111, RANGE 014 in Lake City, MN.

Request for a Conditional Use Permit to expand  
feedlot to be over 500,000 gallons in manure  
storage and over 300 Animal Units.

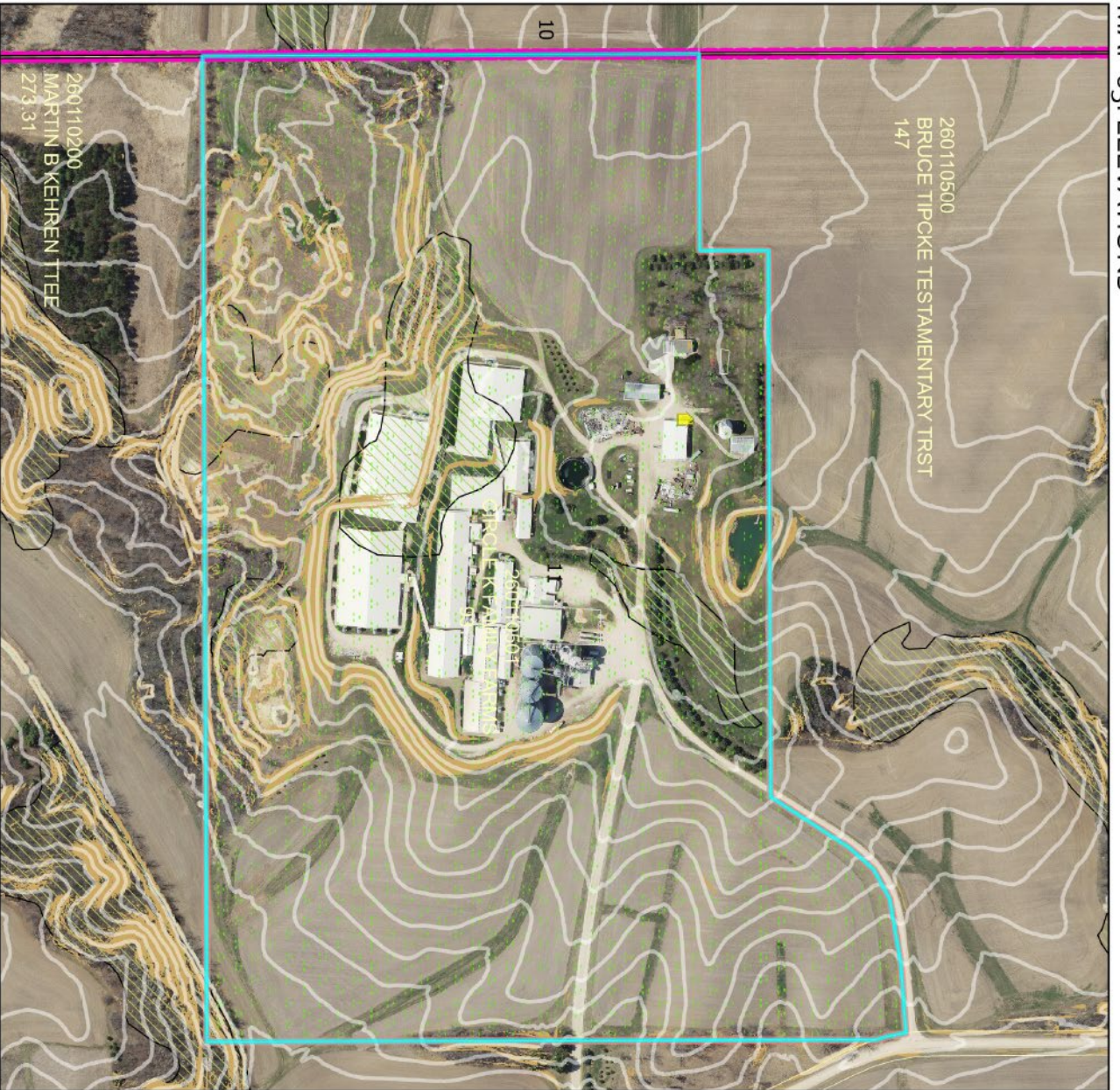


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2024 Aerial Imagery  
Map Created May, 2026 by LUM



MAP 03: ELEVATIONS



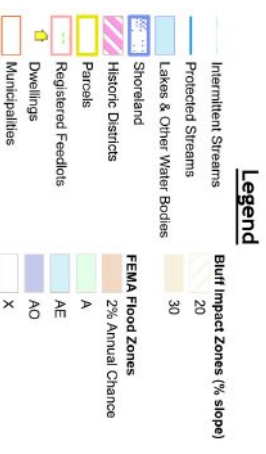
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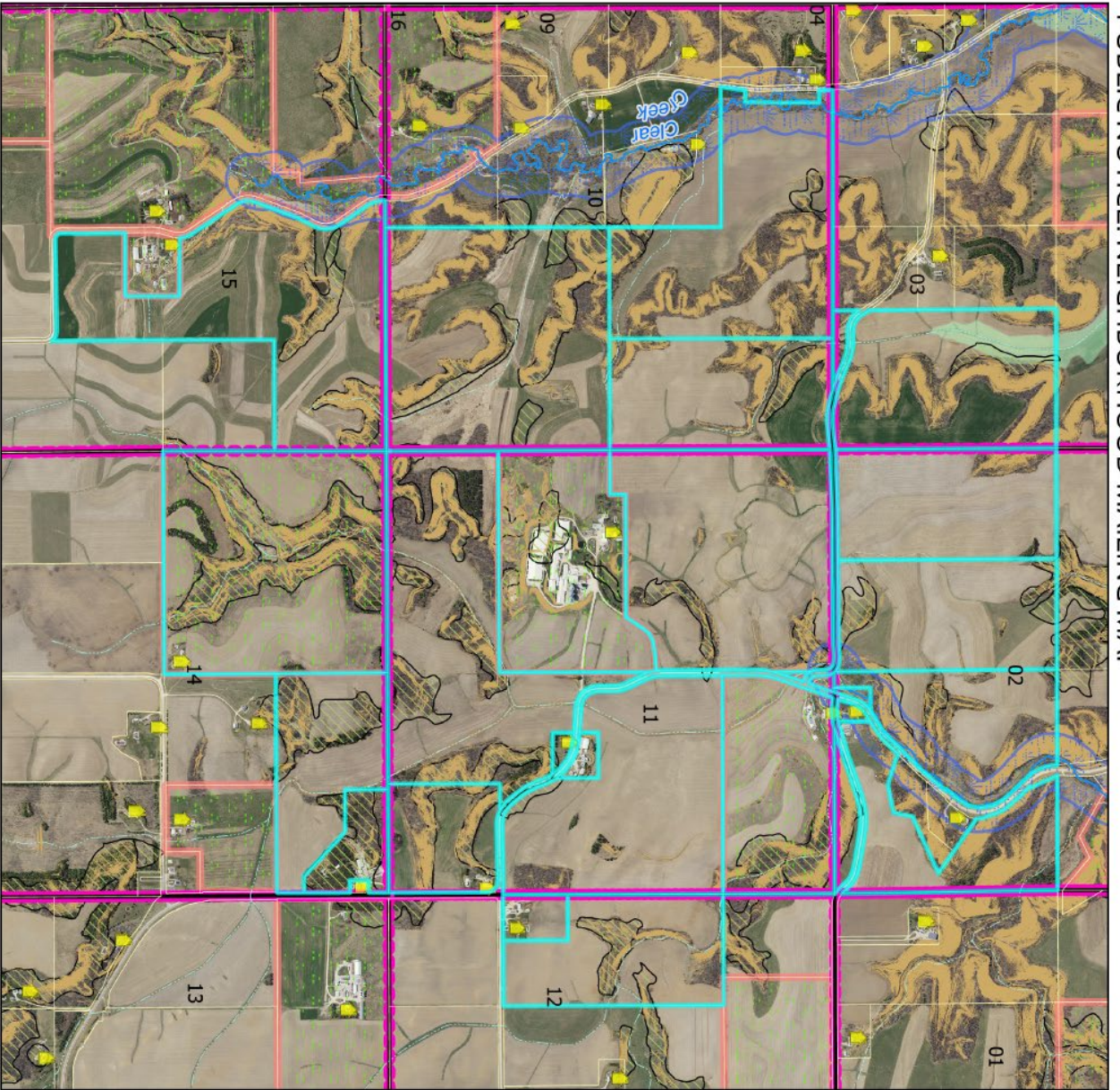


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**PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP**



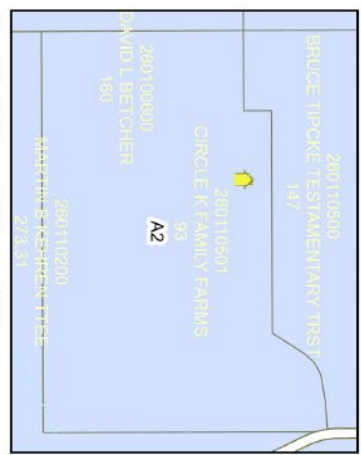
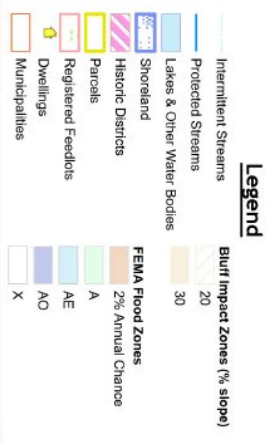
**PLANNING COMMISSION**

Public Hearing  
June 22nd, 2026

Circle K Family Farms (Applicant)  
A-3 (Urban Fringe) Zoned District.

PART OF NW 1/4 BEG ON S LINE SECTION 11,  
TOWNSHIP 11N, RANGE 014 in Lake City, MN.

Request for a Conditional Use Permit to expand  
feedlot to be over 500,000 gallons in manure  
storage and over 300 Animal Units.



2024 Aerial Imagery  
Map Created May, 2026 by LUM

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