

To: Goodhue County Board of Commissioners  
From: Megan Smith, Land Use Management Director  
Mtg. Date: July 3, 2025  
Report Dated: June 25, 2025

**AGENDA ITEM:**

Consider a preliminary plat request for “Spring Garden Nursery” submitted by David and Peggy Lorentz (owners), subdividing 6.5 acres of land at 4900 Scout Ridge Road, Cannon Falls MN.

**ATTACHMENTS:**

1. Preliminary Plat as submitted
2. Site Map prepared by County Staff

**APPLICATION INFORMATION:**

Property Owner: David and Peggy Lorentz

Site Address: 4900 Scout Ridge Road, Cannon Falls, MN

Parcel Number: 41.014.1500

Abbreviated Legal Description: PART OF THE NE ¼ OF THE SE ¼ OF SECTION 14, T112N, R18W, LOCATED IN STANTON TOWNSHIP, GOODHUE COUNTY, MINNEOSTA.

Zoning District: R1 (Suburban Residence District) with Shoreland Overlay

Township: Stanton Township

**APPLICABLE COUNTY ORDINANCES:**

- Goodhue County Zoning Ordinance, Article 24, Suburban Residence District
- Goodhue County Zoning Ordinance, Article 31, Shoreland Regulations
- Goodhue County Subdivision Regulations

**PROJECT SUMMARY:**

Consider a request submitted by David Lorentz, owner and applicant, to split his 6.5 acre site into three lots.

- Proposed Lot 1 is 2 acres (1.45 acres excluding ROW) and has proposed lot frontage of 280 feet
- Proposed Lot 2 is 2 acres (1.64 acres excluding ROW) and has proposed lot frontage of 200 feet

- Proposed Lot 3 is 2.21 acres (1.77 acres excluding ROW) and has proposed lot frontage of 260 feet
- Proposed Lot 1 has the existing home of Mr. and Mrs. Lorentz. Lot 2 has a shed structure on it. Lot 3 has no structures. See proposed conditions of approval #5 and #6 below in the Planning Advisory Commission's recommendation, on how to address the issue of a residential accessory structure on Lot 2. Staff is recommending that the structure be classified as the lot's principal structure when platted, however no use of the structure is allowed until a home is constructed, or other plans and permits are submitted for the structure that comply with the County's use standards for the R1 district.
- Highway 19 is not a platted ROW in this area, so the Lorentz property legal descriptions go up to the centerline of the highway. The Highway ROW is 150 feet wide in this area.
- Upon approval of a final plat, a new home could be built on Lot 2 and Lot 3. Lot 1 already contains a home. Site access to all three lots is proposed through an existing access drive on the southern part of Lot 3. The plat is dedicating a 30 foot wide access drive to all three lots, plus the existing home to the west (Jeppesen property). In total, this one access drive from Highway 19 could ultimately serve up to 4 homes.
- The site is partially located within the 1000-foot shoreland overlay of the ordinary high-water line of Lake Byllesby. The County's Shoreland Ordinance has lot size and width requirements that must be met, based on if the lots are connected to public sanitary lines, or if they will be using septic systems.
- The surrounding land uses are primarily single family residential and recreational, with Goodhue County's Lake Byllesby Park entrance nearby.
- In 2018, the County approved a re-zoning for this property from A2 to R1. In the past, the site was used as a greenhouse/nursery, and at one point had an interim use permit for a wellness center. The site was split to accommodate a sale of property to the west which now contains a home, located at 30641 Highway 19, is 5 acres, and is currently owned by Mr. Jacob Jeppesen.
- The site is adjacent to state highway 19. Modifications to access points along the state highway require approval from MnDOT.

#### **ANALYSIS:**

The County's zoning ordinance has specific criteria for lots sizes, and development of land in the R1 district. Staff has reviewed these requirements and found the proposed preliminary plat in compliance with all ordinance requirements, and meets all standards. A summary of some of the primary requirements are listed below.

#### R1 Zoning Requirements:

- Lots must be at least 1 acre in area
- Lots must have at least 100 feet of lot width at the building setback line
- Lots must be at least 125 feet deep
- Buildings must be setback at least 40 feet from the ROW line, and at least 8 feet from side and rear property lines
- Lots cannot exceed a 20% impervious surface limit

#### Shoreland Lot Density Requirements for General Recreation Lakes (Lake Byllesby)

- Lot Standards: R1 zoning on private septic, non-riparian lands need to have at least 40,000 sq ft of lot area and a lot width of 150 feet for single family land uses. [There are 43,560 square feet in one acre]

#### **PLANNING ADVISORY COMMISSION MEETING SUMMARY**

The Planning Advisory Commission met on June 16<sup>th</sup> to hold a public hearing and consider this request. The draft meeting minutes have not yet been completed; however the following comments were submitted during the public hearing.

#### **Public Comments:**

- Bobby and Natalie Johnson, neighbors, submitted an email to staff that was read at the meeting stating their opposition to the platting of land, their opposition to additional density in this area, their understanding that the plat doesn't meet Stanton township regulations, and their concern with the clutter and disarray of the site.
- Mr. Ron Freeberg, neighbor, addressed the Commission stating his opposition to the plat. He also noted that he does not believe Stanton township will approve the plat.
- Mr. Lorentz addressed the Commission and stated that he is platting the land in a manner that is consistent with the surrounding density of area homes, and can identify several neighboring lots that are 2 acre lots in this neighborhood

#### **Commissioner Input and Discussion with Staff:**

- Commissioner Overland asked to table the agenda item until the County can verify if the plat meets Stanton township requirements.
- Commissioner Miller stated that it's the applicant's responsibility to obtain both township and county approval, and the County is legally obligated to review the plat for compliance with County requirements, not township requirements.
- Staff explained the conditions of approval that were part of the staff recommendation and the Commission accepted them and noted them in their motion. The unique condition to this site is the large outbuilding on the site that will be on Lot 2. This was

built as storage shed, and cannot be used for residential purposes unless it's used as storage that is accessory to a future home.

MOTION MADE BY MILLER TO RECOMMEND PRELIMINARY PLAT APPROVAL OF THE SPRING GARDEN NURSERY PLAT, SECOND BY OVERLAND. ALL AYES. 6-0.

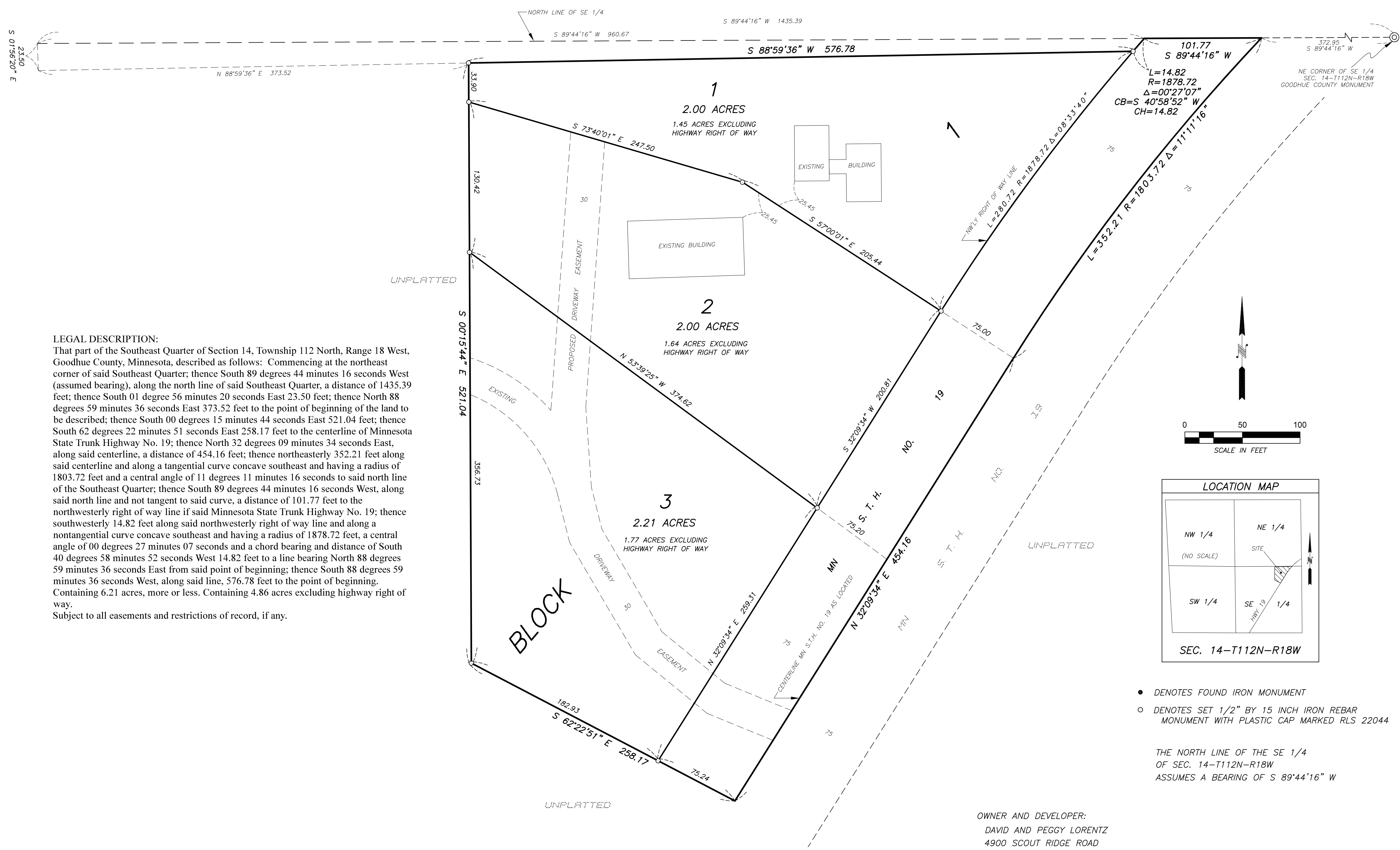
**PLANNING ADVISORY COMMISSION RECOMMENDATION:**

The Planning Advisory Commission recommend the County Board:

- A. adopt the staff report into the record;
- B. accept the application, testimony, exhibits, and other evidence presented into the record; and
- C. Recommend that the County Board of Commissioners **APPROVE** the request for a preliminary plat for with the following conditions:
  1. The Scout Ridge Road address will be terminated, and new addresses will be assigned by the County for all three lots
  2. A final plat must be submitted within 180 days of the approvals of the preliminary plat, or the preliminary plat approval becomes null and void.
  3. Prior to submitting a final plat, the County shall require verification and approval from MnDOT that the site's existing access point can be used to serve up to 4 homes, and the owner will be obligated to perform, and adhere to site access standards and requirements.
  4. The owner shall submit proof of ownership, title commitment, and a copy of the deed or certificate of title.
  5. When platted, the structure on lot two will be classified as a vacant, principal structure instead of an accessory structure, and no use of the building will be permitted until the owner has obtained a land use permit and building permit for Lot 2.
  6. If a home is built on lot 2, the existing structure will be classified back to a residential accessory structure upon the issuance of a building permit for a home on lot 2.
  7. The structure on Lot 2 cannot be used, for any use or purpose, until the County approves both building and land use permits for Lot 2 clearly identifying the sites principle and accessory buildings and uses.

PRELIMINARY PLAT:

SPRING GARDEN NURSERY ADDITION



LEGAL DESCRIPTION:  
That part of the Southeast Quarter of Section 14, Township 112 North, Range 18 West, Goodhue County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter; thence South 89 degrees 44 minutes 16 seconds West (assumed bearing), along the north line of said Southeast Quarter, a distance of 1435.39 feet; thence South 01 degree 56 minutes 20 seconds East 23.50 feet; thence North 88 degrees 59 minutes 36 seconds East 373.52 feet to the point of beginning of the land to be described; thence South 00 degrees 15 minutes 44 seconds East 521.04 feet; thence South 62 degrees 22 minutes 51 seconds East 258.17 feet to the centerline of Minnesota State Trunk Highway No. 19; thence North 32 degrees 09 minutes 34 seconds East, along said centerline, a distance of 454.16 feet; thence northeasterly 352.21 feet along said centerline and along a tangential curve concave southeast and having a radius of 1803.72 feet and a central angle of 11 degrees 11 minutes 16 seconds to said north line of the Southeast Quarter; thence South 89 degrees 44 minutes 16 seconds West, along said north line and not tangent to said curve, a distance of 101.77 feet to the northwesterly right of way line if said Minnesota State Trunk Highway No. 19; thence southwesterly 14.82 feet along said northwesterly right of way line and along a nontangential curve concave southeast and having a radius of 1878.72 feet, a central angle of 00 degrees 27 minutes 07 seconds and a chord bearing and distance of South 40 degrees 58 minutes 52 seconds West 14.82 feet to a line bearing North 88 degrees 59 minutes 36 seconds East from said point of beginning; thence South 88 degrees 59 minutes 36 seconds West, along said line, 576.78 feet to the point of beginning. Containing 6.21 acres, more or less. Containing 4.86 acres excluding highway right of way. Subject to all easements and restrictions of record, if any.

• DENOTES FOUND IRON MONUMENT  
○ DENOTES SET 1/2" BY 15 INCH IRON REBAR MONUMENT WITH PLASTIC CAP MARKED RLS 22044

THE NORTH LINE OF THE SE 1/4 OF SEC. 14-T112N-R18W ASSUMES A BEARING OF S 89°44'16" W

OWNER AND DEVELOPER:  
DAVID AND PEGGY LORENTZ  
4900 SCOUT RIDGE ROAD  
CANNON FALLS, MN 55009

SURVEYOR:  
RAPP LAND SURVEYING, INC.  
45967 HWY 56 BLVD  
KENYON, MN 55946

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.		
MAY 20, 2025		
David G. Rapp		
45967 HIGHWAY 56 BLVD KENYON, MN 55946 (612) 532-1263		
DRAWN BY: BDR	DATE: 5-20-25	PROJECT NO. D24199
SCALE: 1" = 50'	SHEET 1 of 1 sheet	BOOK/PAGE N/A



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing  
June 16, 2025

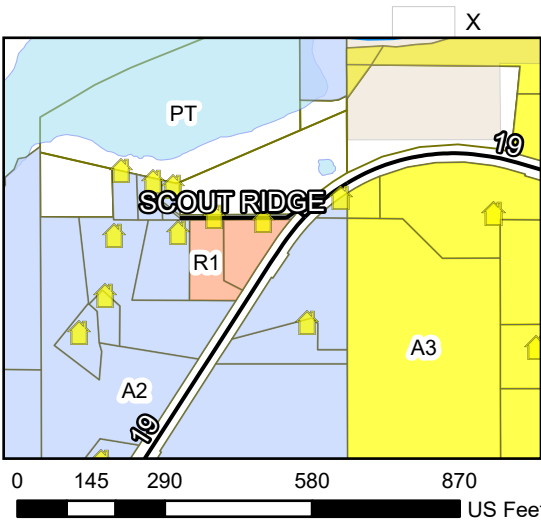
David and Peggy Lorentz (Owner's)  
R-1 Zoned District.

The SE 1/4 of the SE 1/4 of Section  
15 TWP 112 Range 17 in Cannon  
Falls Township.

Request for a Preliminary Plat review  
of the Spring Garden Nursery Addition.  
Which is splitting parcel 41.014.150 into  
three new parcels.

Legend

- Parcels
- Quarter Quarter Sections



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  
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2024 Aerial Imagery  
Map Created June, 2025 by LUM

