

**To:** County Board  
**From:** Land Use Management  
**Meeting Date:** June 4, 2024  
**Report date:** May 22, 2024

**CONSIDER: Request for CUP for a Rural Tourism Facility (Weddings/Events)**

Request, submitted by Belle Creek Properties LLC/Gavin Hokanson (Owner) for a Conditional Use Permit (CUP) to permit a Rural Tourism facility for weddings and events within the existing Belle Creek Roller Rink building.

**Application Information:**

**Applicant:** Belle Creek Properties LLC/Gavin Hokanson, Owner

**Address of zoning request:** 35294 County 8 BLVD Goodhue, MN 55027

**Parcel(s):** 25.008.1000

**Abbreviated Legal:** Part of the SW ¼ of the NW ¼ of Section 08 TWP 111 Range 16 in Belle Creek Township

**Township Information:** Belle Creek Township contacted staff via phone on April 30, 2024, to acknowledge the Applicant's proposal. The Township did not note any issues with the proposal and had no concerns regarding crossing 352nd Street for parking. The Township would prefer to see lighting in the parking area and for safe crossing. There was discussion regarding dust control however staff noted that the distance vehicles will travel on 352nd and dust would likely only impact the Applicant and his father's vacant dwelling. The Applicant is responsible for ensuring guests are not disturbed by excessive dust.

**Zoning District:** B (Business District)

**Attachments and links:**

Applications and submitted project summary

May 20, 2024 DRAFT Planning Commission Meeting Minutes

Site Map(s)

Article 11 Section 30 Rural Tourism

**Background:**

The Applicant (Gavin Hokanson, Owner) is requesting a Conditional Use Permit for Rural Tourism to host weddings/events in the existing Belle Creek Roller Rink building in conformance with Rural Tourism standards.

The building was constructed in 1901 and was originally a hardware store. Over the years it was used for bars/restaurants, a space for events including boxing matches and weddings, an automotive shop, and the rollerskating rink. There is also an apartment in the building occupied by the owner.

The current owner, Gavin Hokanson, is the third generation to own and operate the building. He has several ideas to increase interest and activity in the building while preserving its history.

**Project Summary:**

**Property Information:**

- The subject property consists of one parcel comprising approximately 1.21 acres at the intersection of County 8 BLVD and 352<sup>nd</sup> Street in Belle Creek Township.
- The property contains one structure approximately 12,000 square feet in total area. The building contains multiple floors and various areas used for events in the past and other private areas. There is a parking area in front along County 8 BLVD. There is a small grass area on the north side of the building.
- The Applicant intends to use parcel 25.008.0800 north of 352<sup>nd</sup> Street for additional parking space. This land is currently used for row crop agriculture and is also zoned Business District. The property is currently owned by the Applicant's father.
- The business property is surrounded by land zoned A2 (Agriculture District) to the east, west, and south. Land zoned Business is located to the north and west. Surrounding land uses include row crop agriculture, one feedlot, low-density residential, and bluffslands in the vicinity of Belle Creek. The feedlot south of the property is currently registered for 96 animal units (80 beef cow calves).
- As a mostly A2 zoned section, section 08 of Belle Creek Township is permitted to have up to 12 dwellings one per original ¼ ¼ section. Section 08 currently has 7 dwellings therefore there is the potential for 5 additional dwellings to be built in this section. The two ¼ ¼ sections the Applicant's property is in are occupied by dwellings.

**Current Operations:**

- The lower level consists of the roller rink (62' x 100') on the north side, restrooms and bar area in the middle, and additional area currently used for storage. The south side of the lower level consists of a garage and workshop space used by the owner and his family.
- The upper level has another bar area and additional spaces all currently used for storage by the Applicant and his family. There is also a private apartment area where the Applicant resides.

**Proposed Operations:**

- The Applicant has proposed to use the building for weddings and other events during the summer months. The building would continue to be used for roller skating in the winter. The Applicant has proposed a maximum of 300 guests per event. The maximum number of guests must be determined by a professional architect prior to opening.
- At this time the Applicant is only proposing to use the lower level for events. The Applicant would like to keep the potential to renovate upper levels for additional public space in the future.
- Hours of operation are proposed to be Saturdays from May to September until midnight. Smaller events such as rehearsal dinners may take place on Fridays ending at midnight. Goodhue County Zoning Ordinance (GCZO) Article 11 Section 30 stipulates outdoor activities must be concluded

during daylight hours and indoor activities must be completed by 10:00 PM unless approved through the CUP process to conclude no later than midnight. The Applicant has requested that activities be permitted to conclude no later than midnight as part of the CUP application.

- The Applicant has proposed using an event tent on the northern grass area for events as well. Activities in the tent would need to end during daylight hours per the GCZO.
- All food offered during events will be prepared and catered by appropriately licensed professionals. The Applicant has considered applying for a Consumption and Display license for liquor with the Minnesota Department of Public Safety. Any future food and liquor preparation and serving must be properly licensed by the State of Minnesota before operating.
- The Applicant is aware that proper building permits must be applied for to renovate the building. The Applicant is also aware they must work with the Goodhue County Building Official to meet the Building Code for the proposed use.
- The Applicant or a designated representative will be present on-site at all times to ensure guest safety and security (the Applicant currently resides on-site).

**Employees:**

- The Applicant has proposed to have two non-resident employees.

**Noise:**

- Noise generated during events would be mostly contained within the structure. Noise from the event tent would be limited to daylight hours. The nearest residence is owned by the Applicant's father and is currently vacant. This residence is less than 500 feet from the building and is also zoned Business.
- The nearest residence not owned by the Applicant or his family is located approximately 550 feet from the south side of the building.

**Odors:**

- The property is surrounded by A2 zoned land among tilled cropland and a registered feedlot. The feedlot is currently registered for 96 animal units (beef cow calves). There is no setback distance for feedlots from Business-zoned properties. The Applicant is aware various agricultural odors may be present during the year. This should be mitigated by having events indoors and making guests aware that the area is actively farmed therefore farm noises, dust, and odors may be present during events.

**Lighting:**

- Existing yard lights will be used on the building. The new parking area across 352<sup>nd</sup> Street will be lit by generator-powered lights directed in a way to ensure safe crossing of the road and to ensure no light is directed off the premises.

#### **Traffic and Parking:**

- The property is accessed via County 8 BLVD along the western edge of the property. Some parking exists along the western edge of the building.
- The Applicant has proposed to add parking space across 352<sup>nd</sup> Street on parcel 25.008.0800. Approximately one acre of the 2.5-acre parcel would be used for parking on either grass or gravel or a mixture thereof. The parking area must be 40 feet from all property lines as required by Article 11 Section 30. Guests would turn from County 8 BLVD onto 352<sup>nd</sup> Street for approximately 100 feet to access the new parking area.
  - The Applicant proposes to use the additional area of parcel 25.008.0800 to plant grass and as a space for a future septic system.

*Pursuant to GCZO Article 11, Section 16 the Zoning Administrator has determined minimum off-street parking provisions shall be one parking space for every four guests. A minimum of 75 off-street parking spaces are required for this facility at a maximum proposed occupancy of 300 guests.*

- Zoning staff reached out to the Goodhue County Public Works Department for comments on the proposal. Assistant Engineer Jake Rezac emailed staff on May 10<sup>th</sup> and stated: “If there will be no parking on CSAH 8, no impacts to normal traffic patterns, and the plan is to keep walkers off of CSAH 8 (which we wouldn’t necessarily prohibit, but could result in a safety issue), I have no concerns.”
- Zoning staff is proposing a condition to address parking across 352<sup>nd</sup> Street including ensuring the crossing is properly lit and directing all foot traffic to use the grass area north of the building for access to the building to ensure no one is walking along County 8 BLVD. This could be accomplished by installing a path, barriers, and/or signage directing walkers. The Applicant has also stated he may install doors on the north side of the building for ADA access and to situate the entrance to the event area closer to the parking area.

#### **Utilities:**

- The property has a septic system that will not comply with the proposed capacity of the facility. The Applicant has been working with professionals and the Goodhue County Environmental Health Department to determine the best course of action for the septic system. The Applicant has decided to utilize holding tanks temporarily and then install a new system across 352<sup>nd</sup> Street. The Applicant must have proper permits and comply with Goodhue County Environmental Health standards before opening for weddings and other events.
- Solid waste disposal services are provided locally. Any hazardous materials or fluids generated must be properly disposed of.

#### **Article 11 Section 30 Compliance:**

- The existing parcel is unable to comply with some provisions of Article 11 Section 30. The Board of Adjustment approved variances to these requirements on May 20, 2024.

- Article 11 Section 30 I. requires the main event area for facilities with greater than 50 guest capacity to be at least 500 feet from the neighboring dwellings. The existing building is located approximately 150 feet from the dwelling on parcel 25.008.0600. The dwelling is currently vacant and owned by the Applicant's father. This parcel is zoned Business.
- Article 11 Section 30 J. requires facilities with greater than 50 guest capacity to be located on a parcel at least 3 acres in size. The Applicant's parcel is 1.21 acres.

**PAC Findings of Fact:**

1. The proposed Rural Tourism facility does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The property has been used as various commercial ventures for over 100 years and is currently zoned Business. The Applicant is proposing to use the space for weddings/events during the summer months on Saturdays.
2. The Rural Tourism facility is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The Applicant has applied for variances to County Zoning standards they are unable to meet. The property is located in a mostly A2 zoned section where there is additional density available however the  $\frac{1}{4}$   $\frac{1}{4}$  sections the Applicant's property is located in are already occupied. The Applicant's property and three parcels in the vicinity are currently zoned Business. There is no setback for feedlots from Business-zoned properties. The use, as proposed, appears compatible with existing adjacent land uses.
3. A review of the Applicant's submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities exist or will be provided to serve the proposed use.
4. The submitted plans identify means and space is available 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 Rural Tourism facility will be conducted to prevent and control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance.

**PAC Recommendation:**

The Planning Advisory Commission recommends the County Board of Commissioners:

- 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 Belle Creek Properties LLC/Gavin Hokanson, Owner for a Conditional Use Permit (CUP) to permit a Rural Tourism facility for weddings and events within the existing Belle Creek Roller Rink building with a maximum occupancy of 300 guests.

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Hours of operation shall be Fridays and Saturdays May through September until midnight;
3. On-street parking and loading/off-loading shall be prohibited;
4. Applicant shall obtain Building Permit approvals for all renovations from the Goodhue County Building Permits Department prior to beginning construction;
5. Applicant shall obtain all appropriate well and septic system permits from the Goodhue County Environmental Health Department prior to hosting events;
6. All exterior signage located on the property must follow Goodhue County Zoning Ordinance Article 11 Section 17 (Sign Regulations);
7. Compliance with all necessary State and Federal registrations, permits, licenses, and regulations;
8. Compliance with Goodhue County Zoning Ordinance including Article 27 B, Business District and Article 11 Section 30 Rural Tourism; and
9. Applicant shall provide lighting in the parking area and adequate lighting for walkers crossing 352<sup>nd</sup> Street. Lights shall be directed downward and not create a nuisance to other properties. All foot traffic to/from the parking area shall be directed to utilize the north portion of the property for building access by signage, paths, blockades, and/or other means deemed sufficient by the County Zoning Administrator. County 8 BLVD shall not be used by walkers to access the property.

**PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
May 20, 2024, MEETING MINUTES  
DRAFT**

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The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:05 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, and Tom Gale

Commissioners Absent: Marc Huneke

Staff Present: Zoning Administrator Samantha Pierret, Zoning Assistant William Lenzen

**1. Approval of Agenda**

<sup>1</sup>Motion by Commissioner Miller; seconded by Commissioner Warrington to approve the meeting agenda.

**Motion carried 6:0**

**2. Approval of Minutes**

<sup>2</sup>Motion by Commissioner Fox; seconded by Commissioner Warrington to approve the previous month's meeting minutes.

**Motion carried 6:0**

**3. Conflict/Disclosure of Interest**

There were no reported conflicts/disclosures of interest.

**4. Public Hearing(s):**

**PUBLIC HEARINGS: Request for CUP for a Rural Tourism Facility (Weddings/Events)**

Request, submitted by Belle Creek Properties LLC/Gavin Hokanson (Owner) for a Conditional Use Permit (CUP) to permit a Rural Tourism facility for weddings and events within the existing Belle Creek Roller Rink building. 35294 County 8 BLVD Goodhue, MN 55027. Parcel 25.008.1000. Part of the SW ¼ of the NW ¼ of Section 08 TWP 111 Range 16 in Belle Creek Township. B Zoned District.

*Pierret presented the staff report and attachments.*

**Chair Buck Opened the Public Hearing**

No one spoke for or against the request

<sup>3</sup>**After Chair Buck called three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Greseth to close the Public Hearing.**

**Motion carried 6:0**

*Commissioner Gale stated that the township discussed this proposal with the applicant and that the Township's concern is about the parking across the street including appropriate lighting and people walking across 352<sup>nd</sup> Street.*

<sup>4</sup>**It was moved by Commissioner Gale and seconded by Commissioner Miller for the Planning Advisory Commission to:**

- Adopt the staff report into the record
- Adopt the findings of fact

**PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
May 20, 2024, MEETING MINUTES  
DRAFT**

- Accept the application, testimony, exhibits, and other evidence into the record; and

Recommend the County Board of Commissioners **APPROVE** the Request, submitted by Belle Creek Properties LLC/Gavin Hokanson (Owner) for a Conditional Use Permit (CUP) to permit a Rural Tourism facility for weddings and events within the existing Belle Creek Roller Rink building. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Hours of operation shall be Fridays and Saturdays May through September until midnight;
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5. Applicant shall obtain all appropriate well and septic system permits from the Goodhue County Environmental Health Department prior to hosting events;
6. All exterior signage located on the property must follow Goodhue County Zoning Ordinance Article 11 Section 17 (Sign Regulations);
7. Compliance with all necessary State and Federal registrations, permits, licenses, and regulations;
8. Compliance with Goodhue County Zoning Ordinance including Article 27 B, Business District and Article 11 Section 30 Rural Tourism; and
9. Applicant shall provide lighting in the parking area and adequate lighting for walkers crossing 352<sup>nd</sup> Street. Lights shall be directed downward and not create a nuisance to other properties. All foot traffic to/from the parking area shall be directed to utilize the north portion of the property for building access by signage, paths, blockades, and/or other means deemed sufficient by the County Zoning Administrator. County 8 BLVD shall not be used by walkers to access the property.

**Motion carried 6:0**

**5. Other Discussion**

*There was no additional discussion.*

6. <sup>5</sup>ADJOURN: Motion by Commissioner Fox and seconded by Commissioner Greseth to adjourn the Planning Commission Meeting at 6:20 p.m.

**Motion carried 6:0**



APR 23 2024

1

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION  
Land Use Management

Parcel # 25-008-0800

Permit# 24-0021

PROPERTY OWNER INFORMATION

Last Name <u>Hokanson</u>	First <u>Garvin</u>
Street Address <u>35294 County 8 Blvd</u>	
City <u>Goodhue</u>	State <u>MN</u> Zip <u>55027</u>
Authorized Agent	Attach Legal Description as Exhibit "A" <input type="checkbox"/>
Phone	
Mailing Address of Landowner:	
Mailing Address of Agent:	

PROJECT INFORMATION

Site Address (if different than above): same

Lot Size .97 ac Structure Dimensions (if applicable) 62' x 130'

What is the conditional/interim use permit request for? wedding venue

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized  
looking to reopen for weddings like they used to do, and was hoping to bring back the nostalgic value for old customers

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: [Signature] Date 4-22-24

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 [Signature] Title owner Date 4-22-24

Comments:

18397      4-22-2024

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).

Wedding venue in summer roller skating in winter

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

Same

3. Proposed number of non-resident employees.

2

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

Weekends till midnight Saturday events only - smaller events Fridays (rehearsal dinners) cleanup. Sunday.

5. Planned maximum capacity/occupancy.

750? Still working on that based on septic and Fire Marshal  
300

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

adding over flow parking to the north across the road  
gravel/grass

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

1 ac of land for 150 cars

8. Proposed solid waste disposal provisions.

new septic going in holding tanks only 3-5yr plan to  
install septic field while monitoring ~~set~~ waste

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

2 yard dumpster emptied twice a month

10. Existing and proposed exterior lighting.

existing yard lights proposed light towers generator

11. Existing and proposed exterior signage.

~~existing~~ proposed sign on doors

12. Existing and proposed exterior storage.

Existing storage in garage

13. Proposed safety and security measures.

adding handicap accessible entrances, adding guard rail in 2 locations

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

yes

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

nothing within 500 feet, activities will be inside

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

1 small retaining wall added and some concrete for walking

17. Existing and proposed surface-water drainage provisions.

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

leaving that up to guest, was going to apply for  
~~consumption~~ consumption & display license

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

I've had a few requests and the building needed an  
update, ~~the~~ ~~proposed~~

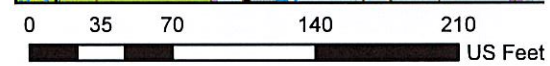
# SITE PLAN

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
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope)
  - 20
  - 30
- FEMA Flood Zones
  - 2% Annual Chance
  - A
  - AE
  - AO
  - X



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2018 Aerial Imagery  
Map Created April, 2024 by LUM Counter



NW CORNER OF  
SW 1/4 OF NW 1/4  
SEC. 8-T111N-R16W

NE CORNER OF  
SW 1/4 OF NW 1/4  
SEC. 8-T111N-R16W

N 00°52'03" W 1316.30

NORTH LINE OF SW 1/4 OF NW 1/4

N 89°53'28" E 322.70

S 89°53'28" W 127.21

N 89°53'28" E 861.68

33 332ND STREET

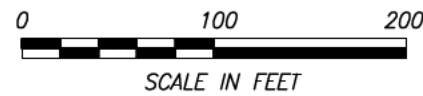
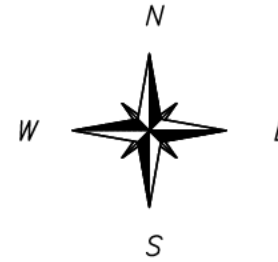
1.21 ACRES



EXISTING BUILDING

△=12°04'56"  
L=236.36 R=1120.86  
S 37°36'40" W 145.17  
N 28°04'56" E 394.19  
S 78°24'38" E 156.96  
16.15'

COUNTY 8 BLVD



○ DENOTES SET IRON MONUMENT  
W/PLASTIC CAP "RLS 22044"

**PROPOSED LEGAL DESCRIPTION:**

That part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 111 North, Range 16 West, Goodhue County, Minnesota, described as follows: Commencing at the northwest corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 53 minutes 28 seconds East (assumed bearing) along the north line of said Southwest Quarter of the Northwest Quarter 322.70 feet to the point of beginning; thence South 37 degrees 36 minutes 40 seconds West 145.17 feet; thence southwesterly 236.36 feet along a tangential curve concave to the southeast having a central angle of 12 degrees 04 minutes 56 seconds and a radius of 1120.86 feet; thence South 78 degrees 24 minutes 38 seconds East, not tangent to said curve, 156.96 feet; thence North 28 degrees 04 minutes 56 seconds East 394.19 feet to said north line of the Southwest Quarter of the Northwest Quarter; thence South 89 degrees 53 minutes 28 seconds West, along said north line, 127.21 feet to the point of beginning.

Containing 1.21 acres, more or less.

Subject to public road easements and all other easements and restrictions of record, if any,

SW CORNER OF  
SW 1/4 OF NW 1/4  
SEC. 8-T111N-R16W  
GOODHUE COUNTY MONUMENT

**CERTIFICATE FOR:**

**BELLE CREEK PROPERTIES LLC  
35294 COUNTY 8 BLVD  
GOODHUE, MN 55027**

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.

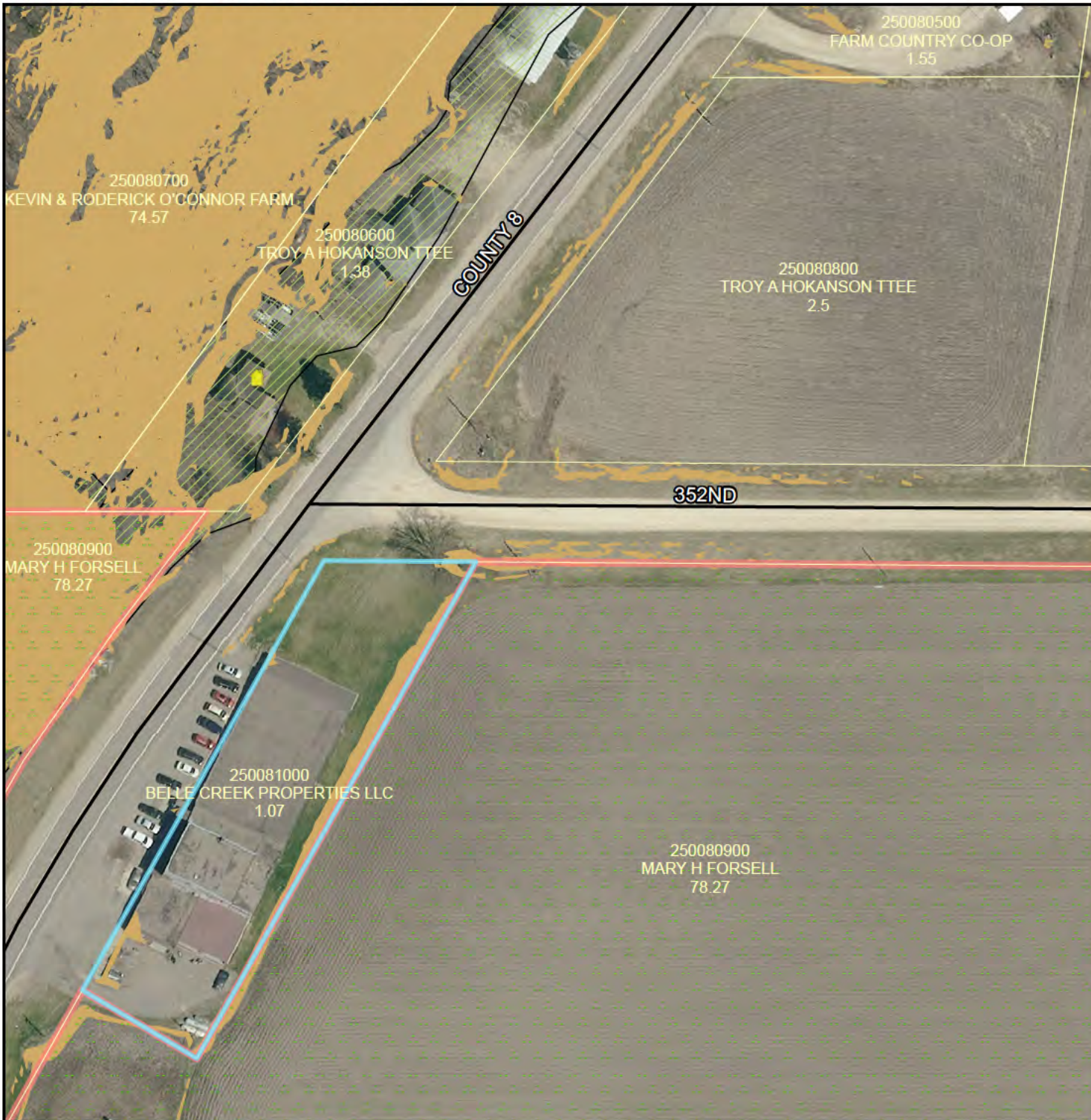
APRIL 19, 2024  
Dated:

*David G. Rapp*  
David G. Rapp  
Minnesota Registration No. 22044

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

DRAWN BY: DGR	DATE: 4-19-24	PROJECT NO. D2431
SCALE: 1"=100'	SHEET 1 of 1 sheet	BOOK/PAGE 60/23

# MAP 01: PROPERTY OVERVIEW



## PLANNING COMMISSION

PAC Meeting  
May 20, 2024

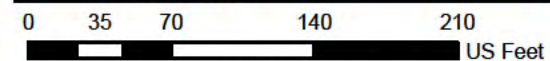
Belle Creek Properties LLC/Gavin Hokanson (Owner)

B Zoned District

Part of the SW 1/4 of the NW 1/4  
Section 8 TWP 111 Range 16 in  
Belle Creek Township

Request for CUP to establish a  
wedding/event facility within the  
existing Belle Creek Roller Rink  
Legend

	Intermittent Streams		Blufflands 30% Slope or Greater
	Protected Streams		Bluffland Protected Soils
	Lakes & Other Water Bodies		FEMA Flood Zones 2% Annual Chance
	Shoreland		A
	Historic Districts		AE
	Parcels		AO
	Registered Feedlots		X
	Dwellings		
	Municipalities		



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2022 Aerial Imagery  
Map Created May, 2024 by LUM



# MAP 01: PROPERTY OVERVIEW



## PLANNING COMMISSION

PAC Meeting  
May 20, 2024

Belle Creek Properties LLC/Gavin  
Hokanson (Owner)

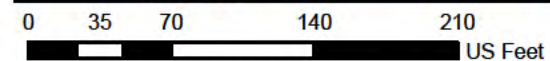
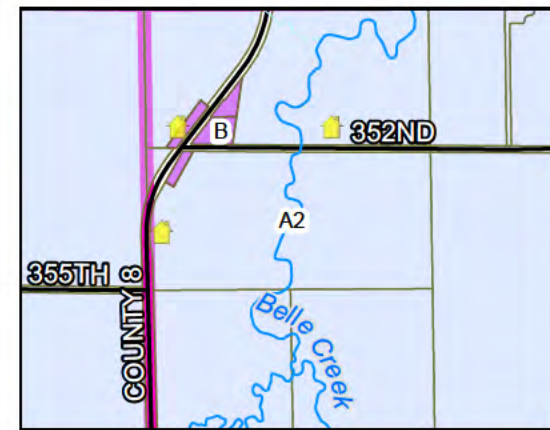
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Part of the SW 1/4 of the NW 1/4  
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Request for CUP to establish a  
wedding/event facility within the  
existing Belle Creek Roller Rink

### Legend

Intermittent Streams	Blufflands
Protected Streams	30% Slope or Greater
Lakes & Other Water Bodies	Bluffland Protected Soils
Shoreland	<b>FEMA Flood Zones</b>
Historic Districts	2% Annual Chance
Parcels	A
Registered Feedlots	AE
Dwellings	AO
Municipalities	X

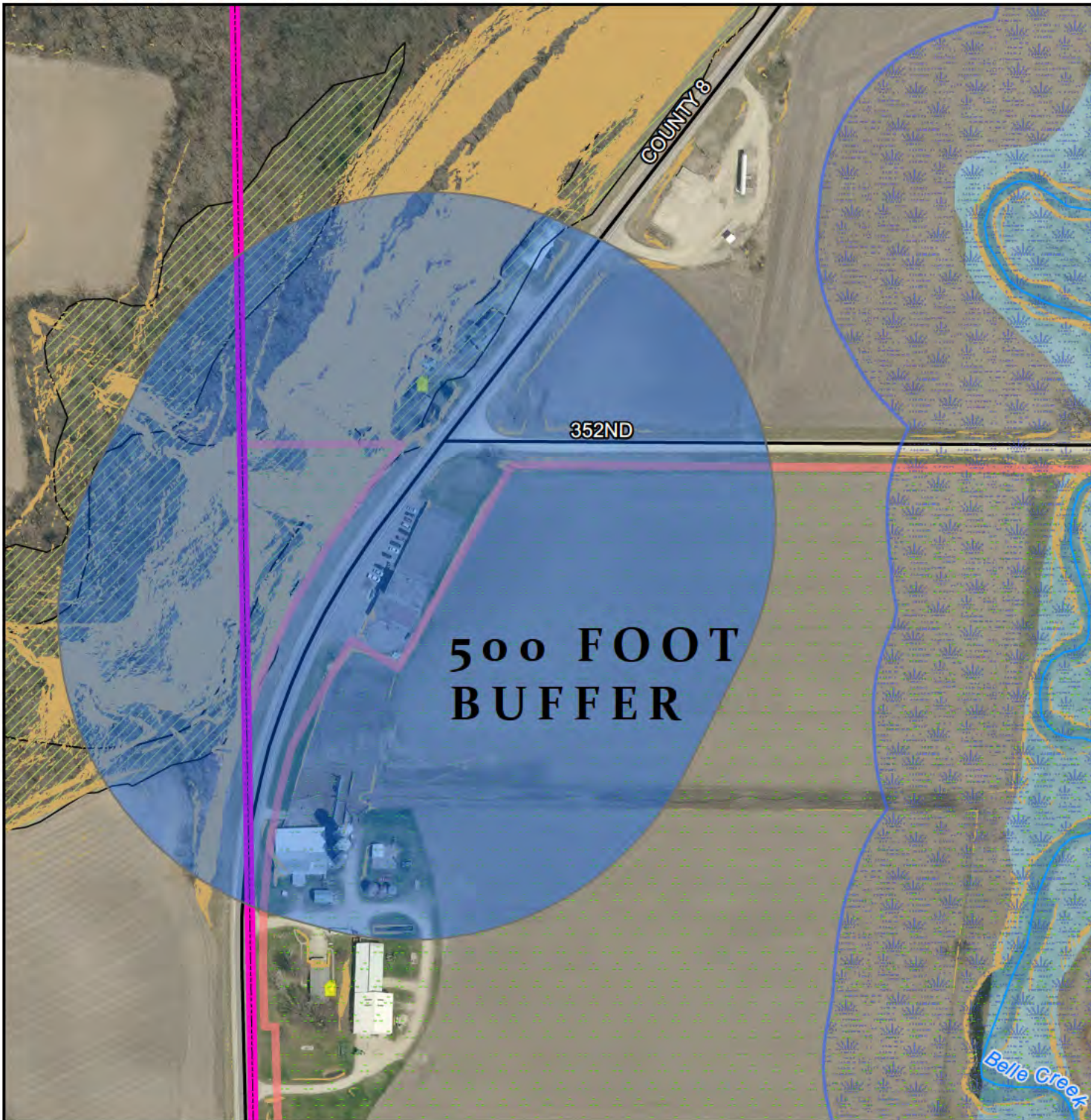


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# MAP 01: PROPERTY OVERVIEW



## PLANNING COMMISSION

PAC Meeting  
May 20, 2024

Belle Creek Properties LLC/Gavin  
Hokanson (Owner)

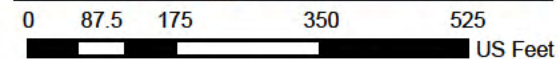
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Belle Creek Township

Request for CUP to establish a  
wedding/event facility within the  
existing Belle Creek Roller Rink

### Legend

Intermittent Streams	Blufflands
Protected Streams	30% Slope or Greater
Lakes & Other Water Bodies	Bluffland Protected Soils
Shoreland	<b>FEMA Flood Zones</b>
Historic Districts	2% Annual Chance
Parcels	A
Registered Feedlots	AE
Dwellings	AO
Municipalities	X



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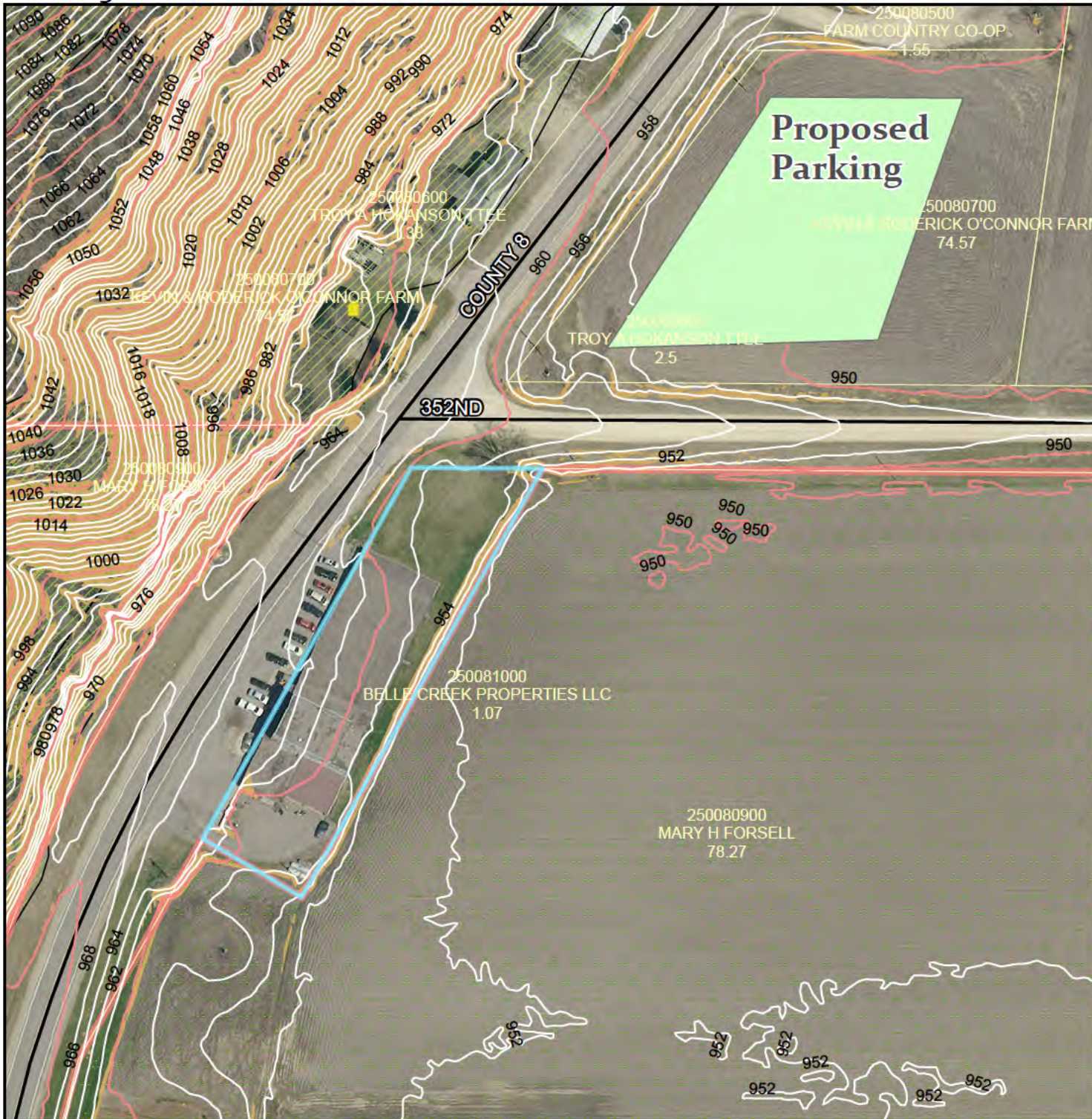
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N





# MAP 03: ELEVATIONS



## PLANNING COMMISSION

PAC Meeting  
May 20, 2024

Belle Creek Properties LLC/Gavin  
Hokanson (Owner)

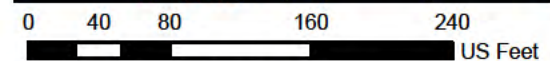
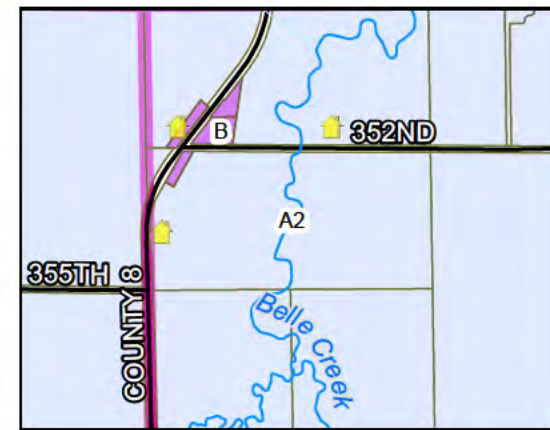
B Zoned District

Part of the SW 1/4 of the NW 1/4  
Section 8 TWP 111 Range 16 in  
Belle Creek Township

Request for CUP to establish a  
wedding/event facility within the  
existing Belle Creek Roller Rink

### Legend

- |                            |                           |
|----------------------------|---------------------------|
| Intermittent Streams       | Blufflands                |
| Protected Streams          | 30% Slope or Greater      |
| Lakes & Other Water Bodies | Bluffland Protected Soils |
| Shoreland                  | <b>FEMA Flood Zones</b>   |
| Historic Districts         | 2% Annual Chance          |
| Parcels                    | A                         |
| Registered Feedlots        | AE                        |
| Dwellings                  | AO                        |
| Municipalities             | X                         |

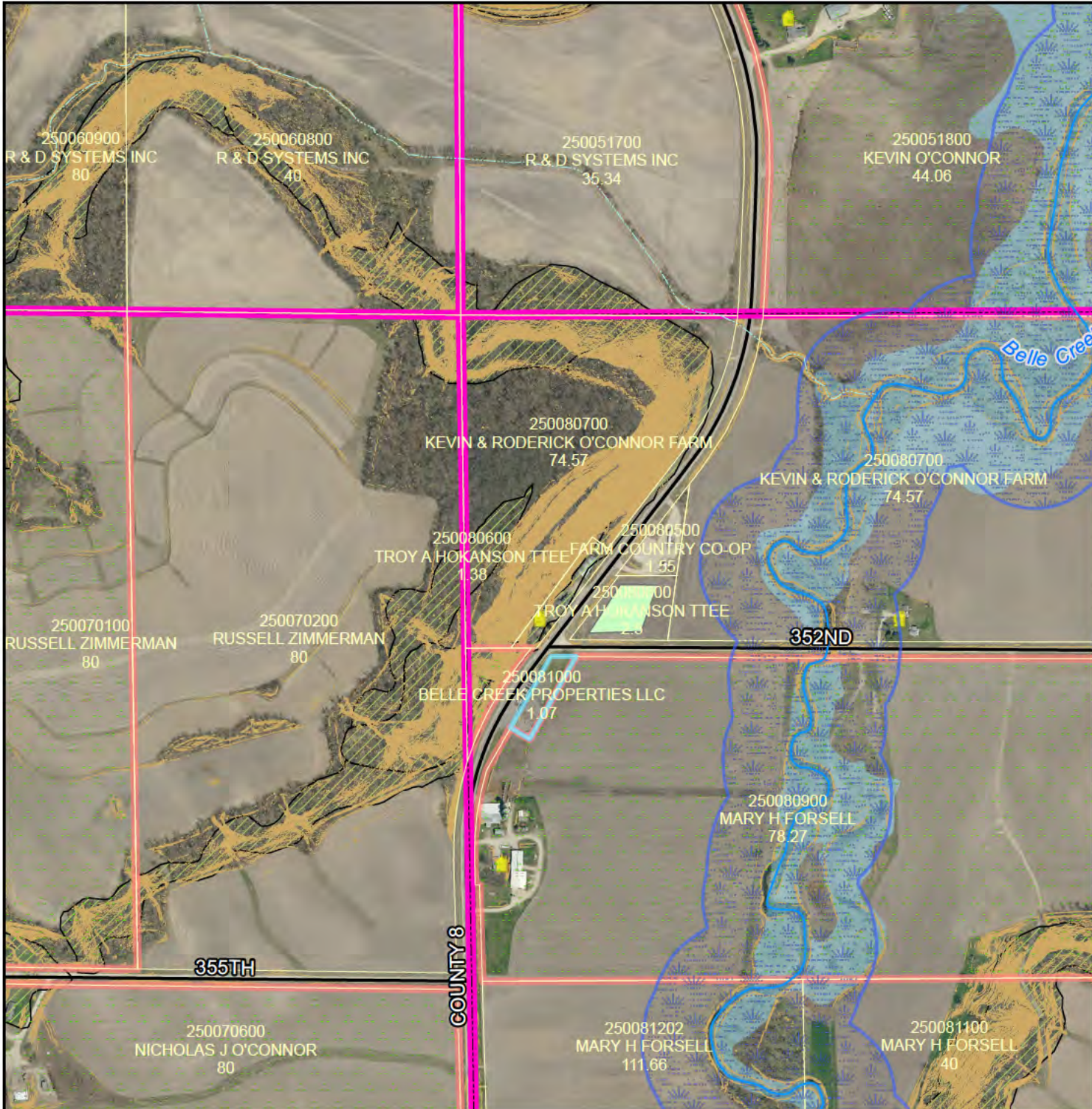


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# MAP 02: VICINITY MAP



## PLANNING COMMISSION

PAC Meeting  
May 20, 2024

Belle Creek Properties LLC/Gavin Hokanson (Owner)

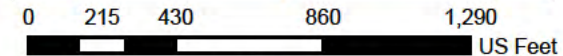
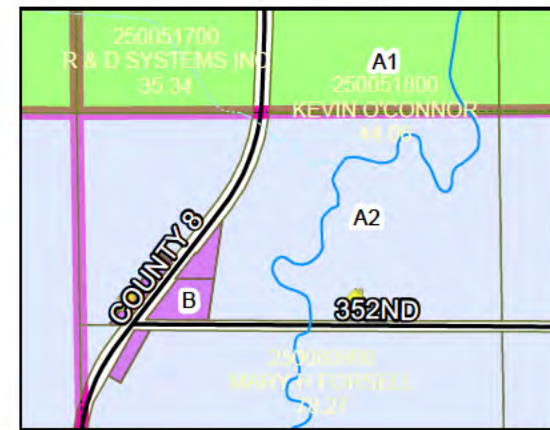
B Zoned District

Part of the SW 1/4 of the NW 1/4  
Section 8 TWP 111 Range 16 in  
Belle Creek Township

Request for CUP to establish a  
wedding/event facility within the  
existing Belle Creek Roller Rink

### Legend

	Intermittent Streams		Blufflands
	Protected Streams		30% Slope or Greater
	Lakes & Other Water Bodies		Bluffland Protected Soils
	Shoreland		FEMA Flood Zones
	Historic Districts		2% Annual Chance
	Parcels		A
	Registered Feedlots		AE
	Dwellings		AO
	Municipalities		X

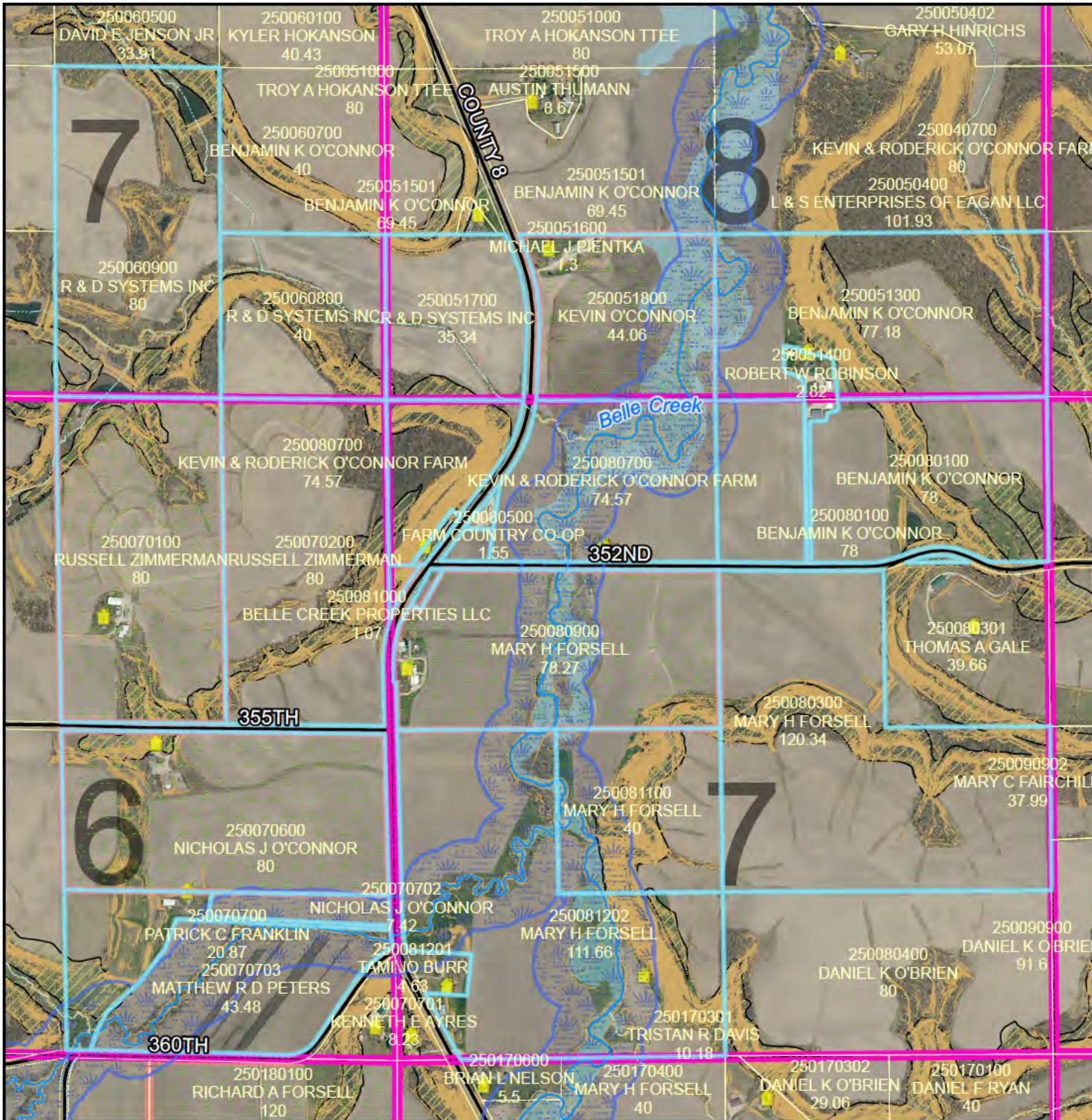


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# PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



## PLANNING COMMISSION

PAC Meeting  
May 20, 2024

Belle Creek Properties LLC/Gavin  
Hokanson (Owner)

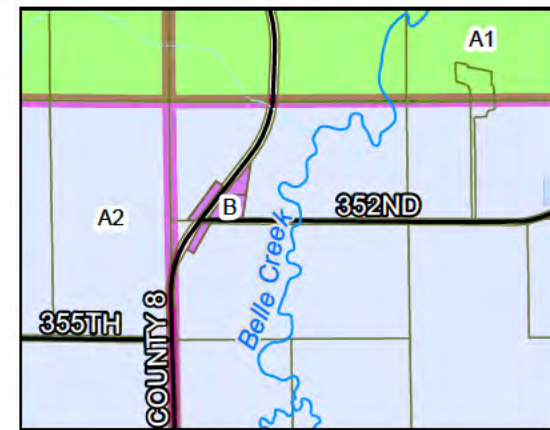
B Zoned District

Part of the SW 1/4 of the NW 1/4  
Section 8 TWP 111 Range 16 in  
Belle Creek Township

Request for CUP to establish a  
wedding/event facility within the  
existing Belle Creek Roller Rink

### Legend

	Intermittent Streams		Blufflands
	Protected Streams		30% Slope or Greater
	Lakes & Other Water Bodies		Bluffland Protected Soils
	Shoreland		FEMA Flood Zones
	Historic Districts		2% Annual Chance
	Parcels		A
	Registered Feedlots		AE
	Dwellings		AO
	Municipalities		X



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adjacent neighbors and the ability of the applicant to demonstrate that there will be no unreasonable adverse impact on the neighbors from the noise, traffic, trespass, light or other impacts deemed relevant by the County.

- G. The County may require a planted buffer between adjacent properties and parking or building if it is determined that such a buffer is necessary to avoid adverse impacts on adjacent properties.

## **SECTION 30. RURAL TOURISM**

Subd. 1. Rural Tourism events may be permitted in the A-1, A-2, or A-3 Zone Districts with an approved zoning permit at the discretion of the Zoning Administrator for up to two (2) events/activities per calendar year. The right to utilize property for more than two events/activities per calendar year is subject to approval of a conditional use permit or an interim use permit by the Board of County Commissioners. In addition to submittal requirements set forth Article 4 (Conditional and Interim Uses), the following information must be provided with a conditional use permit or interim use permit application.

- A. Plan drawn to an appropriate scale for effective interpretation.
- B. Property boundaries, onsite parking areas and access roads.
- C. Existing uses on adjacent properties and distance of dwellings within 500 feet of the property boundary.
- D. Existing and proposed structures with maximum capacity of each building where guests have access as required to comply with building code and applicable fire safety requirements.
- E. Location of temporary toilet facilities, which may be required.
- F. Location of any existing or proposed wells or Subsurface Wastewater Treatments Systems (SSTS).
- G. A written description of the planned activities providing including maximum number of guests/visitors.
- H. Frequency and number of activities proposed in a calendar year.
- I. Hours of Operation/Activity including set-up/clean-up for activities and events.
- J. Proposed site lighting or landscaping.
- K. Anticipated maximum number of vehicle trips per day.

Subd. 2 Performance Standards.

In addition to all other applicable zoning ordinance requirements including but not limited to the review criteria (findings) included in Article 4, Section 5, the following items shall be considered by the Planning Advisory Commission and County Board when reviewing a Conditional Use Permit or Interim Use Permit Application for various Rural Tourism uses. Bed and Breakfasts and Retreat Centers shall also meet the standards found in Article 11 Section 13 and Article 11 Section 25 respectively.

- A. The size of the function and the number of expected guests on the property at one time shall be determined at the sole discretion of the County based on parcel size, proximity to adjacent neighbors and the ability of the applicant to demonstrate

that there will be no unreasonable adverse impact on the neighbors from the noise, traffic, trespass, light or other impacts deemed relevant by the County.

- B. There is adequate provision for parking of vehicles so that there is no parking on public roads and adequate setbacks from adjacent properties are maintained. Temporary parking areas may be approved at the sole discretion of the County. Parking areas for facilities with greater than 50 guest capacity must be a minimum of 40 feet from all property lines, and appropriately screened from neighboring property. Light sources shall be directed downwards and shielded to prevent light being directed off the premises.
- C. The County may require a planted buffer between adjacent properties and parking or building if it is determined that such a buffer is necessary to avoid adverse impacts on adjacent properties.
- D. All State of Minnesota and Goodhue County requirements related to Water and Subsurface Wastewater Treatment Systems must be met.
- E. Outside activities shall be completed during daylight hours. Inside activities for facilities with greater than 50 guest capacity shall be completed by 10:00 PM unless approved through the CUP/IUP process to conclude no later than 12:00 AM (midnight).
- F. Any on-site preparation and handling of food or beverages must comply with all applicable Federal, State or Local Standards.
- G. The owner/operator will maintain a log of the activities occurring at the included activity/event dates, group identity, times and number of guests.
- H. The site plan with the above written descriptions along with any condition added during Planning Advisory Commission and/or County Board review will become a part of any approved conditional use permit or interim use permit.
- I. The main event area for facilities with greater than 50 guest capacity shall be at least 500 feet from neighboring dwellings.
- J. Rural Tourism uses for facilities with greater than 50 guest capacity shall be located on a parcel at least 3 acres in size.

### **Section 31. ACCESSORY DWELLING UNITS (ADUS)**

Subd. 1. Accessory Dwelling Units (ADUs) are dwelling units that are accessory to a primary dwelling unit and are on the same tax parcel of land as the primary dwelling unit.

- A. An ADU can be either:
  - 1. Attached to, or within the primary dwelling unit; or
  - 2. Located within 100 feet of the primary dwelling unit on the same tax parcel as the primary dwelling unit.
- B. ADU's must have separate kitchen and bathroom facilities
- C. Only one (1) ADU is permitted per primary dwelling site tax parcel
- D. The ADU cannot be separated from the primary dwelling tax parcel