

**To:** County Board  
**From:** Land Use Management  
**Meeting Date:** October 1, 2024  
**Report date:** September 23, 2024

**CONSIDER: Request for IUP for a Commercial/Industrial Use Primarily Intended to Serve the Ag. Community**

Request for an Interim Use Permit, submitted by Joseph Prink (Owner) to operate a skid loader and tractor attachment business on property zoned A-2 (Agriculture District).

**Application Information:**

**Applicant:** Joseph Prink (Owner)

**Address of zoning request:** 9881 310<sup>th</sup> Street Way Cannon Falls, MN 55009

**Parcel(s):** 28.015.1500 and 28.015.1501

**Abbreviated Legal:** The SE ¼ of the SE ¼ of Section 15 TWP 112 Range 17 in Cannon Falls Township  
**Township Information:** Cannon Falls Township held a public hearing and approved a CUP for the business on September 11, 2024.

**Zoning District:** A-2 (Agricultural District)

**Attachments and links:**

Applications and submitted project summary  
September 16, 2024 DRAFT Planning Commission Meeting Minutes  
Site Map(s)

**Background:**

Joseph Prink is requesting an Interim Use Permit to operate a skid loader and tractor attachment business on property zoned A-2 (Agriculture District).

All Commercial/Industrial uses primarily intended to serve the agriculture communities in Goodhue County are required to obtain an Interim Use Permit.

**Project Summary:**

**Property Information:**

- Parcels 28.015.1500 and 28.015.1501 are approximately 11.15 acres and 28.71 acres respectively.
- The property is bordered by A-2 zoned properties on all sides. Adjacent land uses include low-density residential and agricultural uses including row crop agriculture.
- Parcel 28.015.1500 contains the Applicant's dwelling and two accessory buildings totaling approximately 4,000 square feet. A wooded area across 310<sup>th</sup> Street is also part of this parcel. Parcel 28.015.1501 consists of tilled cropland and the outdoor storage area for the Applicant's business.

- The business is already operating on-site. Staff was made aware of the business via letter in July 2024.
- Section 15 of Cannon Falls Township is limited to 12 dwellings, one per original ¼ ¼ section as an A-2 zoned section. There are currently 13 dwellings in section 15 therefore no additional dwelling density is available.
- The business use of the property does not qualify as a Home Business because it is being conducted on a parcel without a dwelling.
- The property is located approximately 0.2 miles from County 8 BLVD (asphalt surface) on 310<sup>th</sup> Street Way (aggregate surface). 310<sup>th</sup> Street Way is not a through street and dead-ends approximately 0.8 miles from the Applicant's property.

**Business Information:**

- The business (JP Attachments) currently utilizes an area on parcel 28.015.1501 to store skid loader and tractor accessories for sale. The Applicant proposes to continue selling skid loader and tractor accessories on the property. Currently, office operations are conducted out of the dwelling on parcel 28.015.1500. The Applicant has indicated a desire to possibly construct a structure for the business in the future. Any new structure must meet property line setbacks.
- Deliveries are loaded and unloaded on site. The Applicant noted that deliveries to the business happen once a week.
- The applicant has 1 part-time employee who picks up and delivers attachments to the business.
- There are no set hours of operation. The business has customers come to the site to purchase attachments by appointment only.
- No equipment creating noise, odor, or dust uncommon to the agricultural area is used at the business. The only source of noise is from a skid loader loading and unloading attachments.
- No traffic beyond that which is reasonable for the local transportation network occurs due to the business. Adequate emergency vehicle access is available to service the facility.
- The Zoning Administrator has calculated that a minimum of 1 off-street parking space is required. Ample room exists on the properties to accommodate parking needs.
- There is no exterior signage associated with the business on-site and the Applicant has indicated no signage will be added.
- No additional exterior lighting will be added to the property as all work is conducted during daytime hours.
- The Applicant has indicated a desire to install a fence to secure the products on parcel 28.015.1501. Fences are permitted uses and may be installed up to the property line. Fences over 7 feet in height must obtain a building permit prior to installation.

- The Applicant has also indicated a desire to plant additional trees to screen the equipment storage area.

**PAC Findings of Fact:**

1. The business 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.
2. The business is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. 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 are available to accommodate the use.
4. The property has ample room 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 business is not anticipated to create offensive odor, fumes, dust, noise, and vibration that would constitute a nuisance. The addition of fencing and vegetative screening would reduce the visibility of equipment storage from the public road.

**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 Joseph Prink (Owner) for an IUP to establish a business primarily intended to serve the agricultural community (skid loader and tractor attachment sales).

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this IUP;
2. Hours of operation shall be limited to appointments only between 7:00 AM and 8:00 PM daily;
3. On-street parking, loading, and off-loading shall be prohibited;
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
5. Compliance with Goodhue County Zoning Ordinance including, but not limited to Article 22 A-2, Agricultural District;

6. A new structure for the business may be constructed on either parcel 28.015.1500 or 28.015.1501 with proper permits from Goodhue County; and
7. This IUP shall expire upon the sale of either property.

RECEIVED

# GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 20.015.1500

Land Use Management

Permit#

724-0040**PROPERTY OWNER INFORMATION**Last Name PrinkFirst Joe

Email: [REDACTED]

Street Address 9881 310th St. Way

Phone [REDACTED]

City Cannon FallsState MNZip 55009Attach Legal Description as Exhibit "A" ☐

Authorized Agent

Phone

Mailing Address of Landowner: 9881 310th St. Way Cannon Falls, MN 55009

Mailing Address of Agent:

**PROJECT INFORMATION**

Site Address (if different than above):

Lot Size

Structure Dimensions (if applicable)

What is the conditional/interim use permit request for?

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized

**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: Joe PrinkDate 8/20/24

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

Title

Date

Comments:

Township meeting Sept. 13th She will reply

COUNTY SECTION

COUNTY FEE \$400

RECEIPT # 18513DATE PAID 8-21-24

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:

AUG 21 2024

RECEIVED

**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).

I plan to sell skid loader & tractor attachments to serve the  
agricultural community.

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

Currently I use my house to print invoices for customer. In the future I would  
possibly like to put a shed up.

3. Proposed number of non-resident employees.

1 Part time driver to pickup attachments and deliver to me approximately  
once a week

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

I don't have set hours. I go by appointment only.

5. Planned maximum capacity/occupancy.

Just myself and a couple other people -- usually just me and the customer  
unless they bring someone with them.

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

I'm the first place on a dead end road that has 2 other places.  
I plan to have 1-2 vehicles a day. (hopefully) Load/unload on site.

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

Doesn't apply to me. There is more than enough room to park.  
Gravel, dirt, grass

8. Proposed solid waste disposal provisions.

Doesn't apply

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

Doesn't apply.

10. Existing and proposed exterior lighting.

I don't have any exterior lighting because I don't operate in the dark.

11. Existing and proposed exterior signage.

I don't have and don't plan on signage.

12. Existing and proposed exterior storage.

As of now everything is stored outside.

13. Proposed safety and security measures.

I would like to put up a fence to keep product inside of.

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

Easily accessible for emergency services to site.

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

Only noise will come from me running my skid loader to load/unload product

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

I plan on putting in more trees. No vegetation ~~removal~~ removal

17. Existing and proposed surface-water drainage provisions.

water drains down hill

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

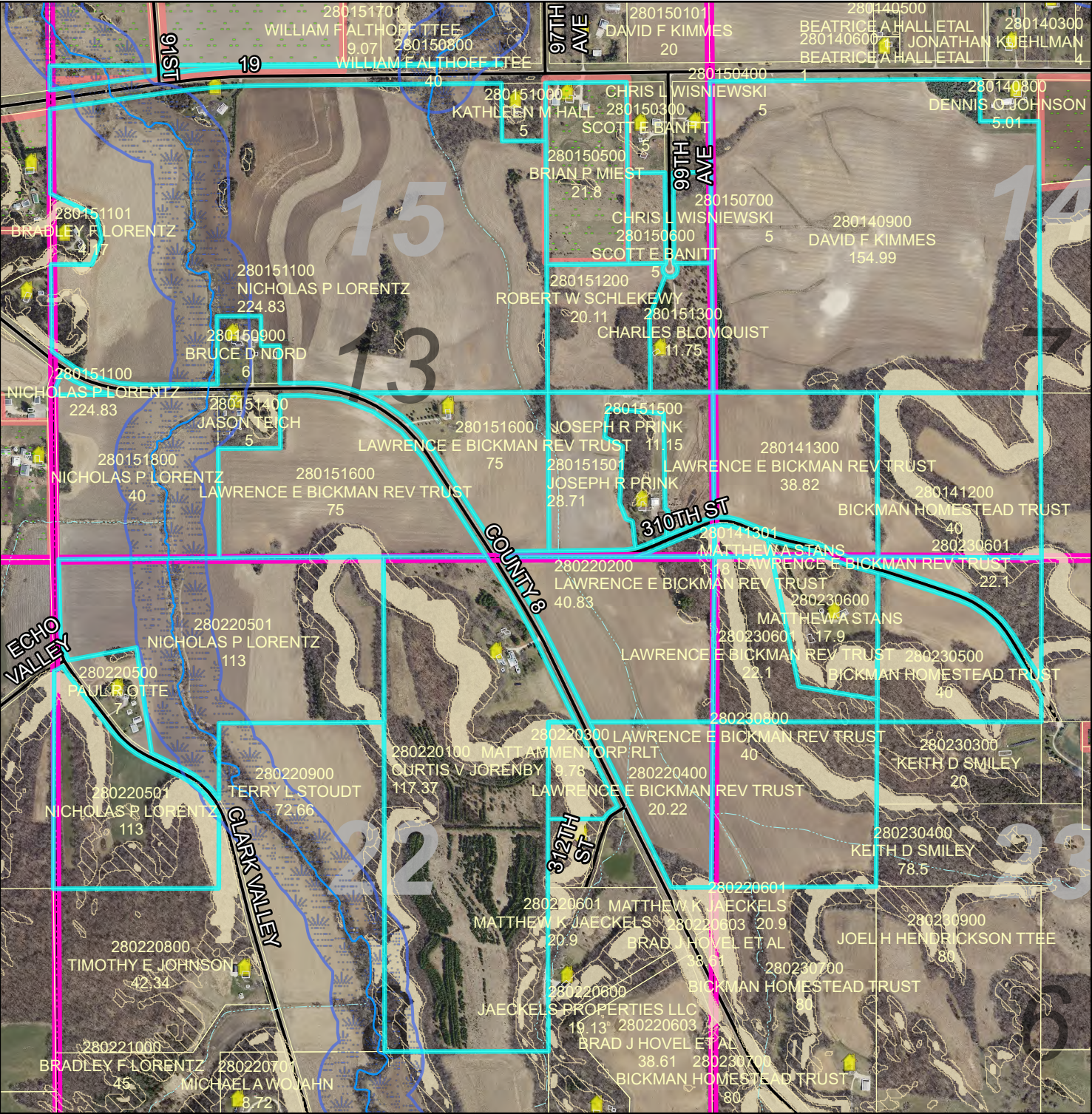
No food or liquor

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

N/A



PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



PLANNING COMMISSION

Public Hearing  
September 16, 2024

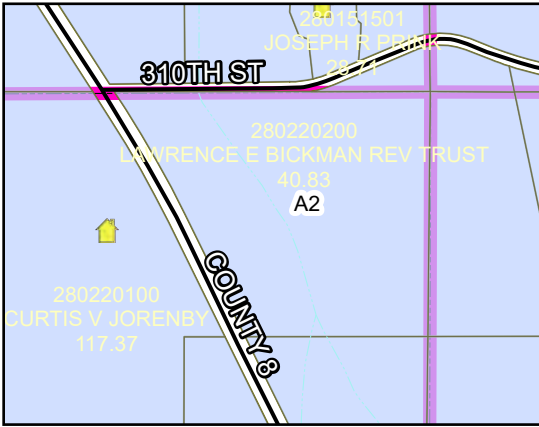
Joseph Prink (Owner)  
A-3 Zoned District.

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

Request for IUP for a Commercial/  
Industrial Use Primarily Intended to Serve  
the Ag Community.

Legend

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



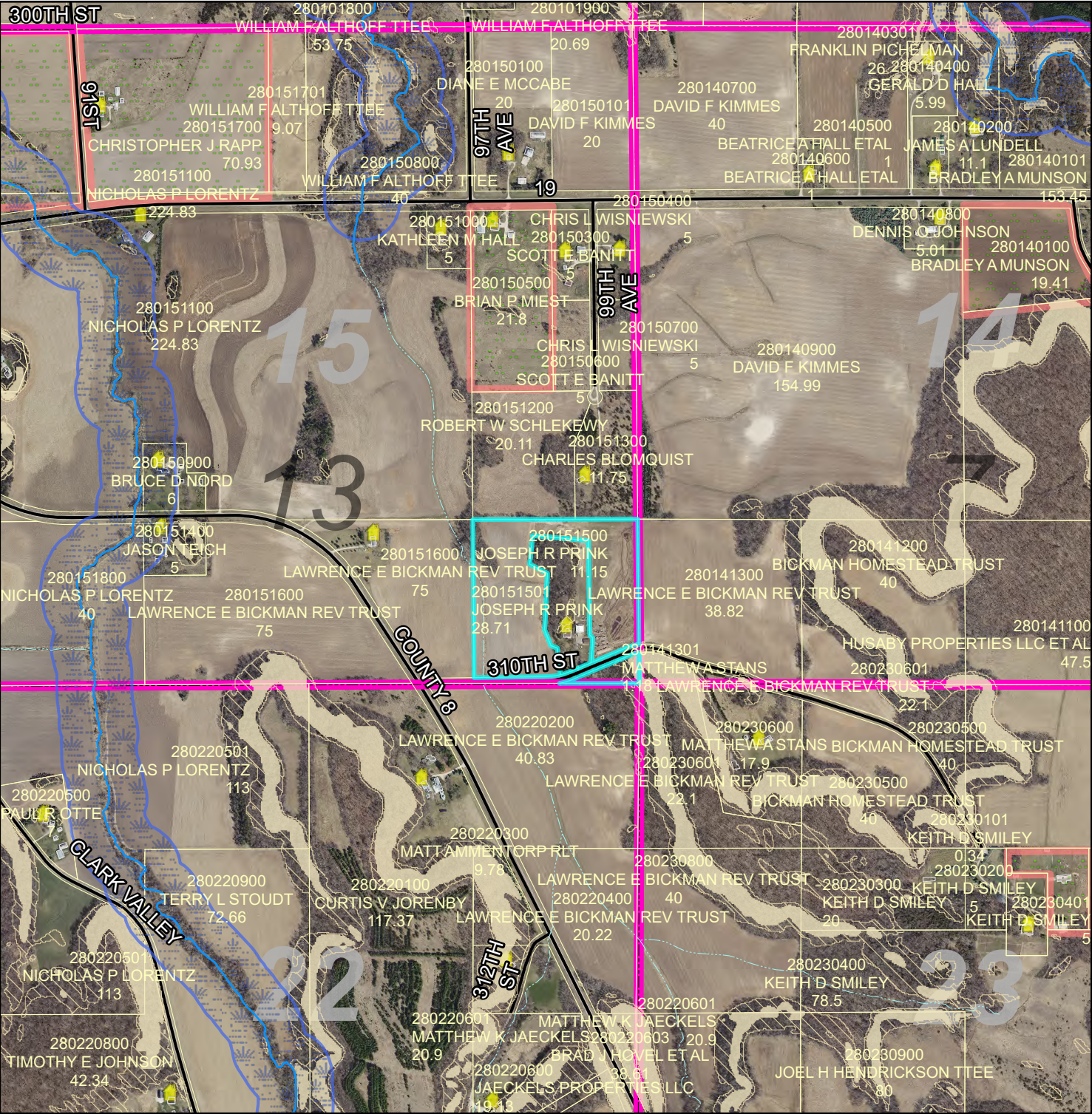
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MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing  
September 16, 2024

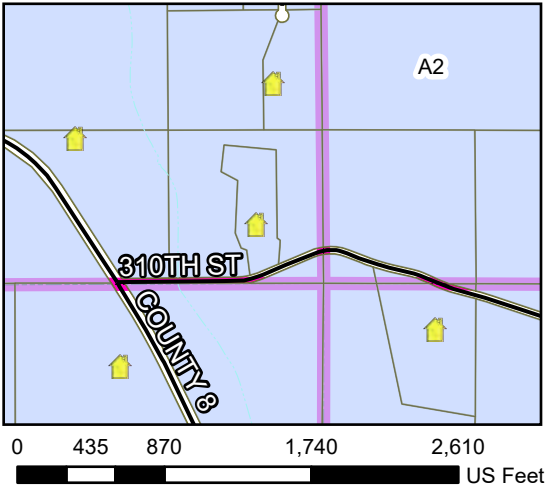
Joseph Prink (Owner)  
A-3 Zoned District.

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

Request for IUP for a Commercial/  
Industrial Use Primarily Intended to Serve  
the Ag Community.

Legend

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



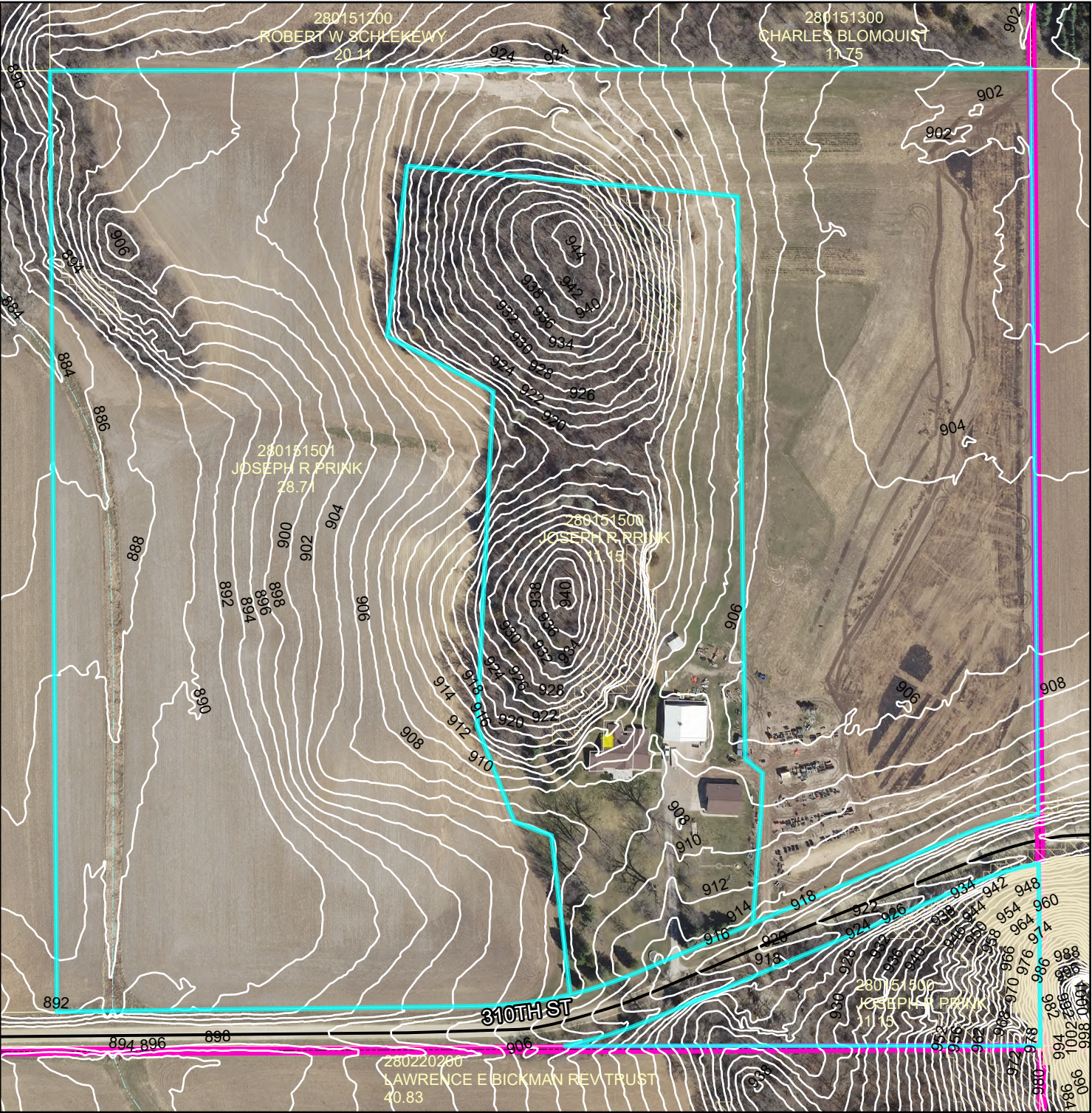
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MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing  
September 16, 2024

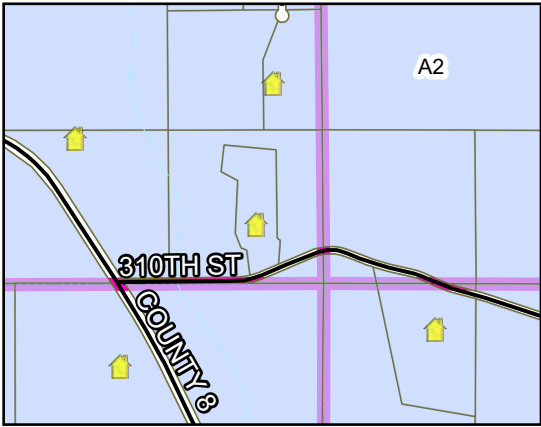
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A-3 Zoned District.

The SE 1/4 of the SE 1/4 of Section  
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Request for IUP for a Commercial/  
Industrial Use Primarily Intended to Serve  
the Ag Community.

Legend

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



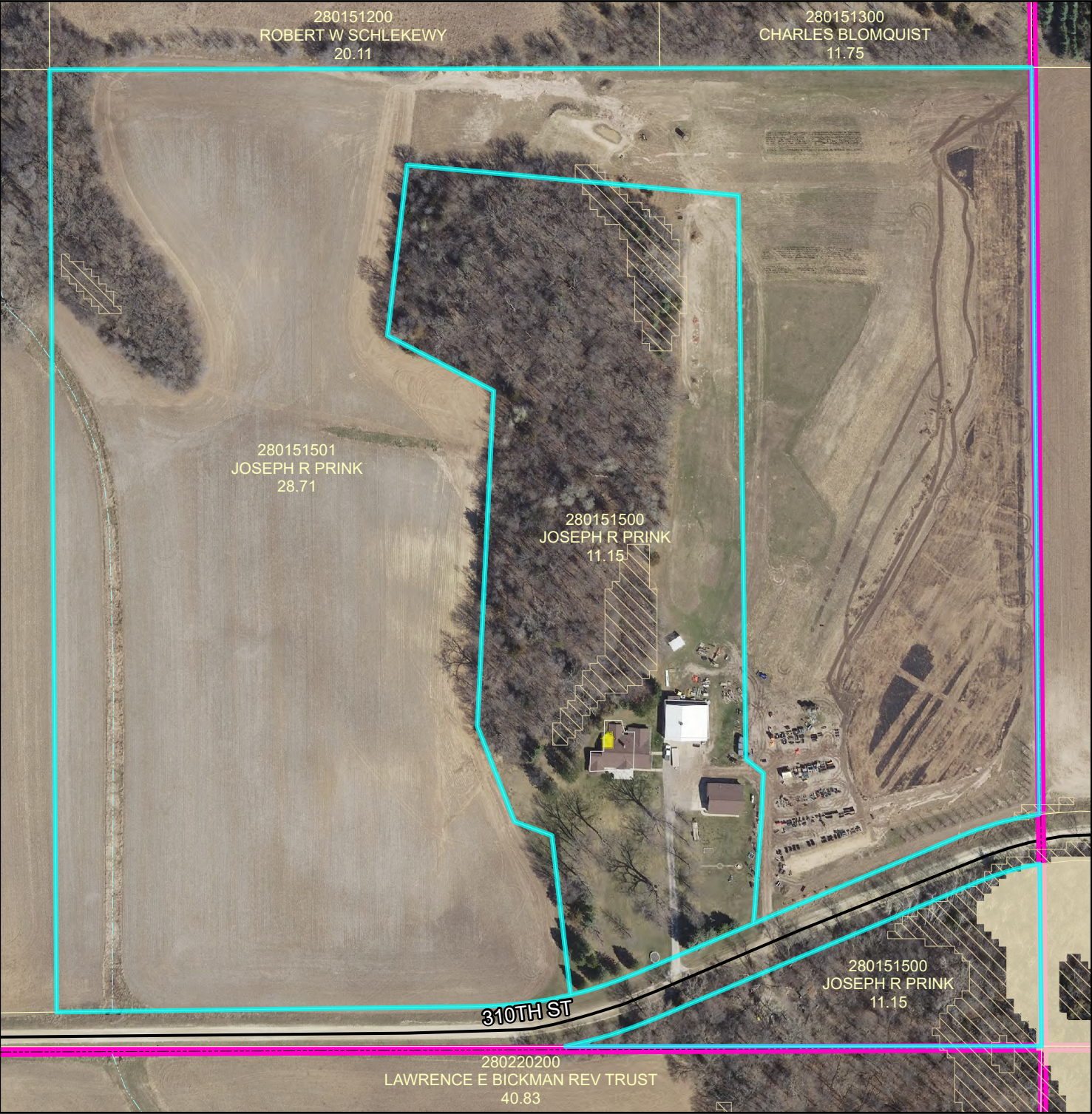
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MAP 01: PROPERTY OVERVIEW



**PLANNING COMMISSION**

Public Hearing  
September 16, 2024

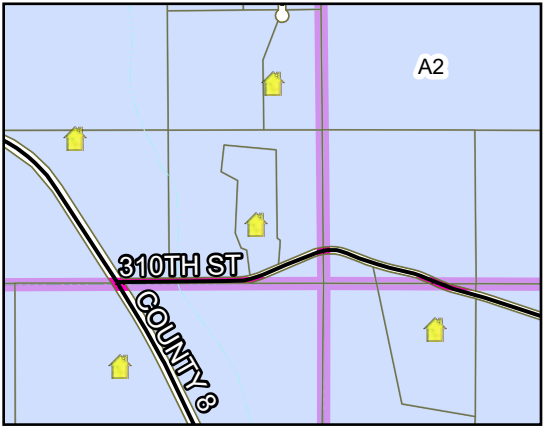
Joseph Prink (Owner)  
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**Legend**

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



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**PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
September 16<sup>th</sup>, 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 Phillip Doffing (Applicant) on behalf of Wyatt P Doffing Et Al (Owners) for an Interim Use Permit (IUP) to operate a well drilling business within a new structure on the property.

Subject to the following conditions:

1. Activities shall be constructed according to submitted plans, specifications, and narrative unless modified by a condition of this IUP;
2. On-street parking, loading, and off-loading are prohibited;
3. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
4. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 22 (Agricultural District);
5. The Applicant shall obtain building permit approval and well/septic approval from Goodhue County prior to constructing any structures;
6. The Applicant shall obtain an NPDES permit from the MPCA and submit a copy of the NPDES permit to the Zoning Administrator for approval prior to beginning excavation and grading work; and
7. This IUP shall expire upon the sale of the property.

**Motion carried 7:0**

**PUBLIC HEARING: Request for IUP for a Commercial/Industrial Use Primarily Intended to Serve the Ag Community**

Request, submitted by Joseph Prink (Owner) for an Interim Use Permit (IUP) to operate a skid loader and tractor attachment business on property zoned A-2 (Agriculture District). 9881 310<sup>th</sup> Street Way Cannon Falls, MN 55009. Parcels 28.015.1500 and 28.015.1501. The SE ¼ of the SE ¼ of Section 15 TWP 112 Range 17 in Cannon Falls Township.

*Lenzen presented the staff report and attachments.*

**Chair Buck Opened the Public Hearing**

*No one spoke for or against the request.*

<sup>5</sup>**After Chair Buck called three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Huneke to close the Public Hearing.**

**Motion carried 7:0**

<sup>6</sup>**It was moved by Commissioner Miller and seconded by Commissioner Warrington for the Planning Advisory Commission to:**

- Adopt the staff report into the record
- Adopt the findings of fact
- Accept the application, testimony, exhibits, and other evidence into the record; and

Recommend the County Board of Commissioners **APPROVE** the Request, submitted by Joseph Prink (Owner) for an Interim Use Permit (IUP) to operate a skid loader and tractor attachment business on property zoned A-2 (Agriculture District).

Subject to the following conditions:



**PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
September 16<sup>th</sup>, 2024, MEETING MINUTES  
DRAFT**

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this IUP;
2. Hours of operation shall be limited to appointments only between 7:00 AM and 8:00 PM daily;
3. On-street parking, loading, or off-loading is prohibited;
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
5. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 22 A-2 (Agricultural District);
6. A new structure for the business may be constructed on either parcel 28.015.1500 or 28.015.1501 with proper permits from Goodhue County; and
7. This IUP shall expire upon the sale of either property.

**Motion carried 7:0**

**PUBLIC HEARING: Request for IUP for a Commercial/Industrial Use Primarily Intended to Serve the Ag Community**

Request, submitted by Mark Beachy (Owner) for an Interim Use Permit (IUP) to operate a tractor and agricultural equipment repair business on property zoned A-1 (Agricultural Protection District). 37888 280<sup>th</sup> AVE Goodhue, MN 55027. Parcel 26.023.0600. Part of the S ½ of the SW ¼ of Section 23 TWP 111 Range 14 in Belvidere Township.

*Pierret presented the staff report and attachments.*

**Chair Buck Opened the Public Hearing**

*No one spoke for or against the request.*

**<sup>7</sup>After Chair Buck called three times for comments, it was moved by Commissioner Fox and seconded by Commissioner Huneke to close the Public Hearing.**

**Motion carried 7:0**

**<sup>8</sup>It was moved by Commissioner Fox and seconded by Commissioner Huneke for the Planning Advisory Commission to:**

- Adopt the staff report into the record
- Adopt the findings of fact
- Accept the application, testimony, exhibits, and other evidence into the record; and

Recommend the County Board of Commissioners **APPROVE** the Request, submitted by Mark Beachy (Owner) for an Interim Use Permit (IUP) to operate a tractor and agricultural equipment repair business on property zoned A-1 (Agricultural Protection District).

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this IUP;
2. On-street parking, loading, or off-loading is prohibited;
3. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
4. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 21 (Agricultural Protection District);
5. A structure addition no greater than 3,520 square feet shall be permissible without amending this IUP;