

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, 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.

Application Information:

Applicant: Phillip Doffing (Applicant) on behalf of Wyatt P Doffing Et Al (Owners)

Address of zoning request: 21725 155th AVE Way Welch, MN 55089

Parcel(s): 46.134.0041

Abbreviated Legal: The SW ¼ of the SE ¼ of the SE ¼ of Section 34 TWP 114 Range 16 in Welch Township

Township Information: Welch Township provided comments to staff on September 12, 2024 stating “Welch Township is aware of Mr. Doffing’s intent to run his business on 155th AVE Way. We also wanted to add some comments regarding this matter: There have been no complaints against this business that has been running for 30 years. It is a well-manicured business, and useful to our community. Closest neighbor on 155th AVE Way has no issue with the business operating there. Impact to roads will be minimal”.

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:

Phillip Doffing (Applicant) on behalf of Wyatt P Doffing Et Al (Owners) is requesting an Interim Use Permit to operate a well drilling business (DC Well Drilling) in a new building on a property in Welch Township. The Applicant has proposed to construct a 200’ x 90’ structure to accommodate the business operations and equipment storage. A parking lot and driveways would be installed as part of the building construction.

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

Project Summary:

Property Information:

- The subject property consists of a single parcel comprising approximately 10 acres.

- The property and adjacent land to the north, east, and west are zoned A-2 (Agricultural District). Land to the south in section 03 of Welch Township is zoned A-1 (Agricultural Protection District). Adjacent land uses consist of row crop agriculture among wooded bluffs and medium-density residential uses.
- Section 34 TWP 114 Range 16 of Welch Township is limited to 12 dwellings one per original ¼ ¼ section as an A-2 zoned section. There are currently 7 dwellings in Section 34 TWP 114 Range 16 therefore up to 5 additional dwellings may be constructed in open ¼ ¼ sections. Potential dwelling development is restricted by the presence of bluffs and steep slopes and limited public right of way to a majority of the section.
- The property contains a dwelling. The business use of the property does not qualify as a Home Business due to restrictions on maximum structure size (7,200 square feet for Tier 3 Home Businesses). Commercial/Industrial Uses to Serve the Agricultural Community do not have performance standards restricting structure size.
- The property is located approximately 2 miles from Highway 61 (asphalt surface) via 155th Avenue Way (aggregate surface) and is accessed via a single driveway entrance on the west side of the property. The access road is an easement for access that has been recorded to facilitate access to the Applicant's parcel, parcel 46.134.0040, and parcel 46.135.0111. There are 9 dwellings accessed from 155th Avenue Way before the Applicant's property 5 of which are within 200 feet of 155th Avenue Way.

Business Information:

- The business (DC Well Drilling) currently operates from 17016 Welch Short Cut Road in Welch Township. Goodhue County Zoning does not have a permit on file for business operations there.
- The Applicant proposes to relocate business operations and equipment storage to this property on 155th Avenue Way and construct a new 200' x 90' building with a large gravel parking and loading area.
- The Applicant has proposed to install a second entrance/exit on the east side of the parcel that would provide additional access to the proposed parking/loading area and new building. The addition of this entrance does not need to be approved by the Township because the access is via an easement.
- The proposed parking and loading area will include storm sewer and drains to account for additional impervious surfaces. The system would include a 36" pipe to accommodate drainage around the new building with downspouts hooked into the pipe. Riprap will be placed at the outlet. Goodhue Soil and Water Conservation District Director Beau Kennedy reviewed the proposal and indicated that the proposal should be adequate to address runoff as long as attention is given to ensure the riprap doesn't scour at the outlet.
- Primary hours of operation are year-round, Monday through Friday from 7:00 AM to 4:30 PM.
- There are 2 non-resident employees.

- Anticipated noise, odor, and dust created by the business are not anticipated to be detrimental to neighboring uses or dwellings. Approximately two times per week noises may be louder for a few minutes while loading well casings.
- No traffic beyond that which is reasonable for the local transportation network is anticipated to occur due to the business. The Applicant has provided a list of vehicles and the number of trips to the property per week not including employee personal vehicles:
 - 1 ton dually service truck – 3 days per week
 - Single axle contractor dump truck – 2 days per week
 - Service truck with mini backhoe trailer – 2 days per week
 - Water truck – 2 days per week
 - Drill rig – 1 day per month
- Chloride will be used for dust control in the new gravel parking area. The Planning Advisory Commission has required dust control on public roads in the past for similar commercial operations.
- The Zoning Administrator has determined a minimum of 2 parking spaces will be required for the business. The proposed parking and driving area will be large enough to accommodate these parking needs.
- No signage is proposed to be installed.
- Exterior storage would be limited to pipe racks behind the proposed building.
- A new septic system must be installed for the dwelling and the Applicant has indicated they would size the system to accommodate the new building and the existing dwelling. A new well will be drilled for the new building. Proper permits for well and septic installation must be obtained from Goodhue County Environmental Health prior to installation.
- Staff reviewed the soils of the area proposed to be used for the new building and parking area. Over 90% of the project area is on Timula-Mt. Carroll complex with 12-18% slopes. These soils are not considered prime farmland.
- If over 1 acre of land will be disturbed during the construction process a National Pollutant Discharge Elimination System permit must be approved by the Minnesota Pollution Control Agency before construction.

PAC Findings of Fact:

1. The proposed 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 proposed 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 appears compatible with existing adjacent land uses.
3. A review of the Applicant's submitted project summary indicates adequate utilities, drainage, and other necessary facilities are available or will be installed to accommodate the use. The building and associated parking area will be reviewed by County staff prior to construction for compliance with building code, well/septic codes, and grading and erosion control provisions.
4. The property has ample room to provide sufficient off-street parking and loading space to serve the use and meet the Goodhue County Zoning standards.
5. Any odor, fumes, dust, noise, or vibration created by the business would not be detrimental to uses in the nearby area nor uncommon in agricultural districts.

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 submitted by Phillip Doffing (Applicant) on behalf of Wyatt P Doffing Et Al (Owners) for an IUP to establish a business primarily serving the agricultural community (well drilling).

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, 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.





RECEIVED

AUG 07 2024

1

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION
Land Use ManagementParcel # 46.134.0041Permit# 724-0038

PROPERTY OWNER INFORMATION

Last Name Doffing First Phillip

Email: [REDACTED]

Street Address 21725 155th Ave Way

Phone: [REDACTED]

City Welch State MN Zip 55089Attach Legal Description as Exhibit "A" ☐

Authorized Agent

Phone

Mailing Address of Landowner: 21725 155th Ave Way Welch, MN 55089

Mailing Address of Agent:

PROJECT INFORMATION

Site Address (if different than above):

Lot Size 10.00Structure Dimensions (if applicable) 200 x 90What is the conditional/interim use permit request for? Operate our water well drilling buisness

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
We would like to move from our current location in Welch to our new property. We are looking to have a larger shed to get all of our trucks inside. We have spoke to the 2 neighbors at our dead end road to the east of us about this. They both approve of the idea.

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:

Phillip M DoffingDate 8/6/2024

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:

COUNTY SECTION

COUNTY FEE \$400RECEIPT # ONLINEDATE PAID 8/6/2024

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).
Move our water well drilling business from 17016 Welch Short Cut Rd to 21725 155th Ave Way.

Our daily operations for business would be from the new location.

2. Planned use of existing buildings and proposed new structures associated with the proposal.
Build a new structure to park and maintain our trucks/equipment.

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.

7 am is our start time. We are usually done around 4:30 pm. Monday - Friday

5. Planned maximum capacity/occupancy.

6 people

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

Employee traffic, delivery of products is usually every Friday during the season (2 suppliers).

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

We will have a large gravel yard. No parking will happen on road.

8. Proposed solid waste disposal provisions.

Currently have a highland sanitation dumpster.

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

New water well for structure will be drilled. New septic installed for home/building.

New power and internet. Propane tank for heat

10. Existing and proposed exterior lighting.

Security lights on building

11. Existing and proposed exterior signage.

Sign on the building would be awesome but not necessary.

I do not think anyone would see it on our dead end road.

12. Existing and proposed exterior storage.

Pipe racks on the back of the building hidden from the road.

13. Proposed safety and security measures.

Fire extinguishers where needed and security cameras.

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

Entrance to site will be large enough for all vehicles.

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

We load well casing 2 times a week on our truck. This takes about 2-5 minutes. This has been discussed with our neighbors. Chloride will be used for dust management.

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

Building will be built in a current crop field.

17. Existing and proposed surface-water drainage provisions.

Storm sewer and drains will be installed to cover added impermeable surface.

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

None

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

We would like 2 driveway entrances to property so we can drive around the building. We are at a dead-end road so, this would be beneficial.

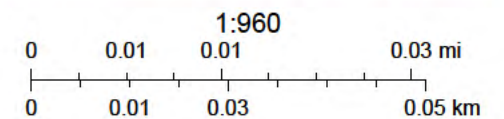
ArcGIS WebMap



August 4, 2024

- GoodhueCo_PLSS Goodhue County Roads
- Municipal Boundary CEM; ; OCTY; OCRLN; CTRLN
- House Number

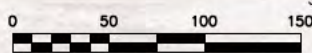
- PIN
- Full Name
- Parcels



E 1/4 COR. OF SEC. 34,
TWP. 114N, RGE. 16W.



155TH
AVE



LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- ⊙ DENOTES FOUND GOODHUE COUNTY MONUMENT.
- ◆ DENOTES SET WOODEN LATH.
- DENOTES EXISTING POWER POLE.
- — — — — DENOTES OVERHEAD POWER LINE.
- ⊕ DENOTES EXISTING WELL.



CERTIFICATE OF SURVEY FOR:

PHIL DOFFING



JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING

1203 MAIN STREET, RED WING, MN 55066
(651) 388-1558

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Marcus S. Johnson
Minnesota License No. 47460
Date: July 19, 2024

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	24-XXX	24-XXX	S-XXXX

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
September 16, 2024

Phillip Doffing (Applicant) on behalf
of Wyatt P Doffing Et Al (Owners)

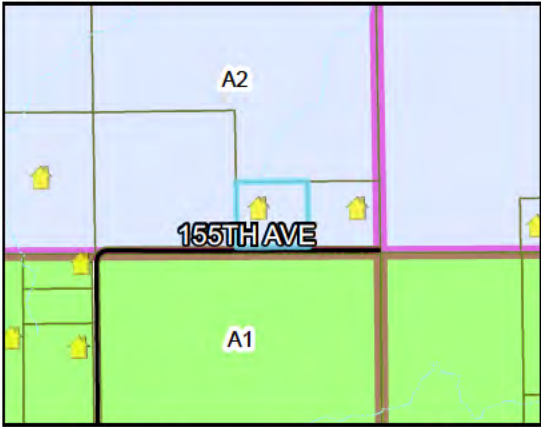
A2 Zoned District

The SW 1/4 of the SE 1/4 of Section
34 TWP 114 Range 16 in Welch Township

Request for CUP to operate a well drilling
business within a new structure on
the property

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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US Feet

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2024 Aerial Imagery
Map Created August, 2024 by LUM



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
September 16, 2024

Phillip Doffing (Applicant) on behalf
of Wyatt P Doffing Et Al (Owners)

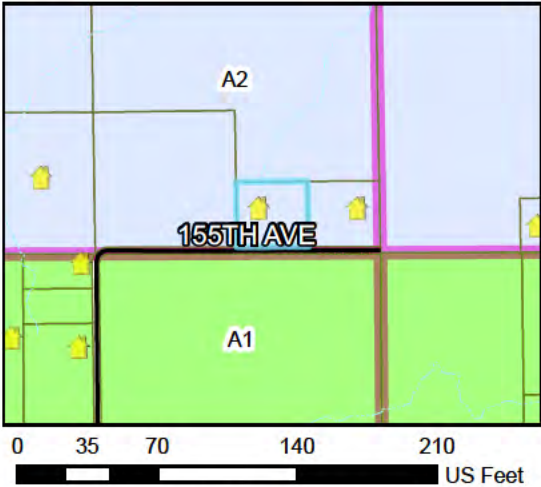
A2 Zoned District

The SW 1/4 of the SE 1/4 of Section
34 TWP 114 Range 16 in Welch Township

Request for CUP to operate a well drilling
business within a new structure on
the property

Legend

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

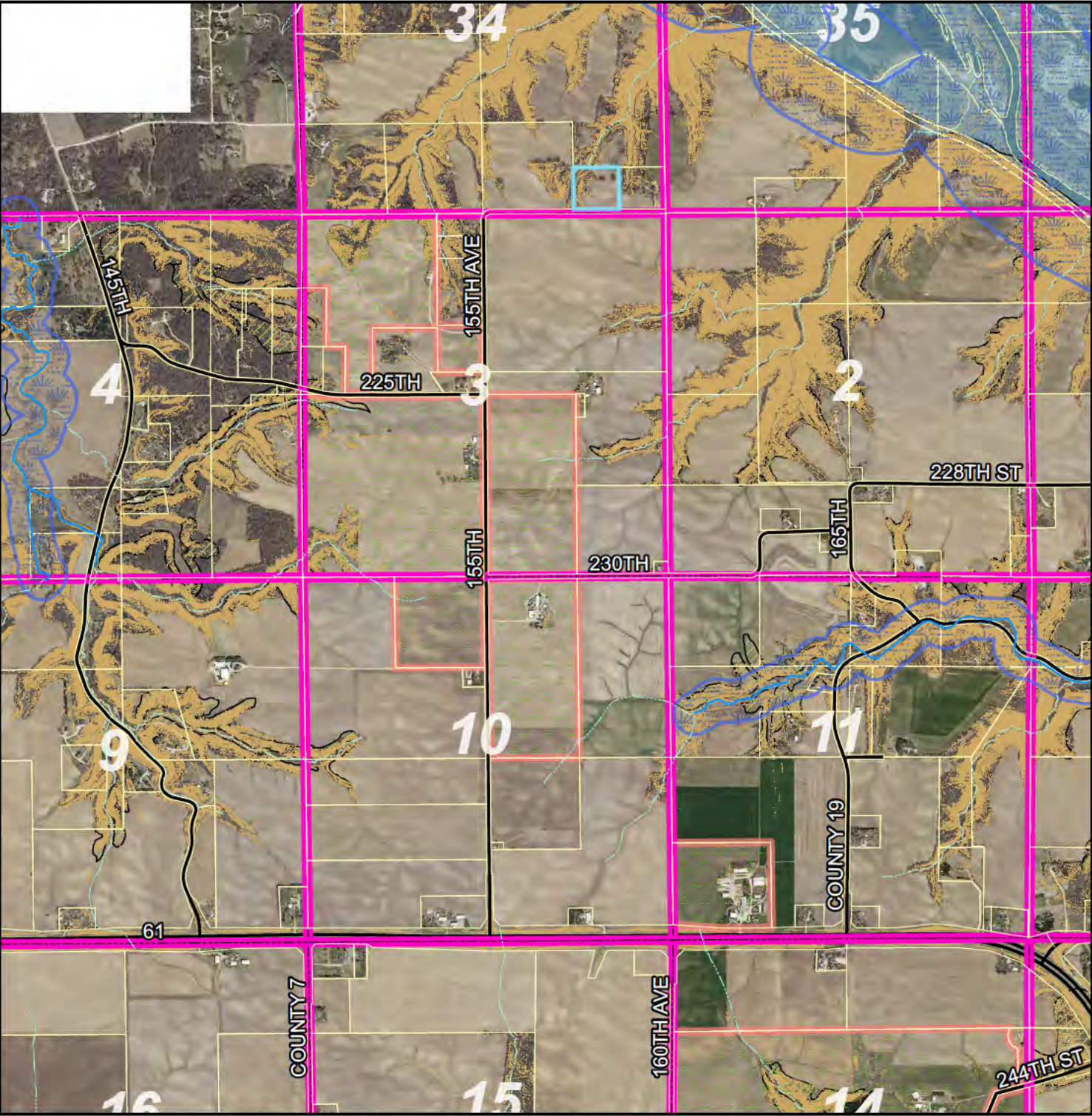


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MAP 02: VICINITY MAP



PLANNING COMMISSION

PAC Meeting
September 16, 2024

Phillip Doffing (Applicant) on behalf
of Wyatt P Doffing Et Al (Owners)

A2 Zoned District

The SW 1/4 of the SE 1/4 of Section
34 TWP 114 Range 16 in Welch Township

Request for CUP to operate a well drilling
business within a new structure on
the property

Legend

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



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US Feet

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MAP 03: ELEVATIONS



PLANNING COMMISSION

PAC Meeting
September 16, 2024

Phillip Doffing (Applicant) on behalf
of Wyatt P Doffing Et Al (Owners)

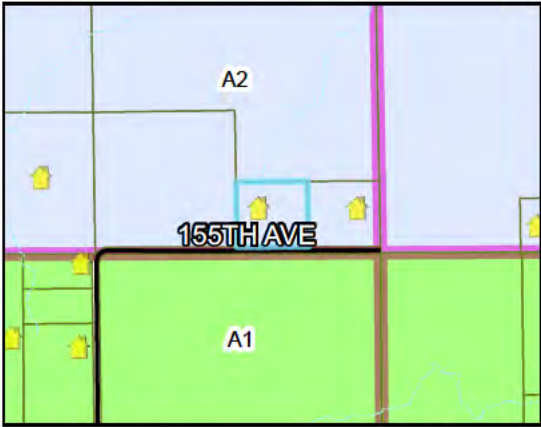
A2 Zoned District

The SW 1/4 of the SE 1/4 of Section
34 TWP 114 Range 16 in Welch Township

Request for CUP to operate a well drilling
business within a new structure on
the property

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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US Feet

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2024 Aerial Imagery
Map Created August, 2024 by LUM



**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
September 16th, 2024, MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Chris Buck at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Christopher Warrington (arrived 6:01 PM), Richard Miller, Chris Buck, Todd Greseth, Darwin Fox, Marc Huneke, and Tom Gale

Commissioners Absent: None

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

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Fox to approve the meeting agenda.

Motion carried 6:0

2. Approval of Minutes

²Motion by Commissioner Fox; seconded by Commissioner Miller 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 HEARING: Request for IUP for a Commercial/Industrial Use Primarily Intended to Serve the Ag Community

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. 21725 155th Avenue Way Welch, MN 55089. Parcel 46.134.0041. The SW ¼ of the SE ¼ of the SE ¼ of Section 34 TWP 114 Range 16 in Welch Township. A-2 Zoned District.

Pierret presented the staff report and attachments.

Chair Buck Opened the Public Hearing

No one spoke for or against the request.

³After 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

Commissioner Fox stated that the applicant came before the Welch Township Planning Commission and there were no neighbors that had any issues with the applicant's proposed well-drilling business in a new building.

⁴It was moved by Commissioner Gale and seconded by Commissioner Fox for the Planning Advisory Commission to:

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

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
September 16th, 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 310th 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.

⁵**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

⁶**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:

From: [Clerk Welch](#)
To: [Pierret, Samantha](#)
Subject: Re: DC Well/Phil Doffing
Date: Thursday, September 12, 2024 6:51:18 PM
Attachments: [image001.png](#)

External Email - Use caution opening links or attachments!

Yes, apologies for my delay. Welch Township is aware of Mr. Doffing's intent to run his business on 155th Ave Way.

We also wanted to add some comments regarding the matter:

There have been no complaints against this business that has been running for 30 years.

It is a well-manicured business, and useful to our community.

Closest neighbor on 155th Ave Way has no issue with the business operating there.

Impact to roads will be minimal.

If you need anything else from me, please let me know.

Thank you,
Jessi

On Thu, Sep 12, 2024 at 1:23 PM Pierret, Samantha
<samantha.pierret@goodhuecountymn.gov> wrote:

Hi Jessi, did the Board discuss the DC Well Drilling/Phil Doffing business establishment on 155th AVE Way last week?



Samantha Pierret, AICP | Planner/Zoning Administrator

Land Use Management | 509 W 5th Street Red Wing, MN 55066

P: 651-385-3103 | **E:** samantha.pierret@goodhuecountymn.gov

Please Note New Email:
samantha.pierret@goodhuecountymn.gov

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