

To: Planning Advisory Commission
From: Leah Pieper, Land Use Management Zoning Assistant
Meeting Date: October 26th, 2026
Re: Interim Use Permit Request In Stanton Township

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a request for land located at 30149 59th Avenue Way Cannon Falls, MN 55009 to receive an Interim Use Permit for a Tier 3 home-based business.

ATTACHMENTS AND LINKS:

1. Application Form
2. Maps prepared by staff
 - a. Elevations and Contours
 - b. Vicinity/Neighborhood Map

APPLICATION INFORMATION:

Applicants: Michael Husman
Address of zoning request: 30149 59th Avenue Way Cannon Falls, MN 55009
Parcel: 41.013.1200
Parcel Size: 6.93 Acres
Property Zoning: A3 (Urban Fringe)
Township: Stanton
Abbreviated Legal: PT OF E1/2 OF NE1/4 BEG AT A PT ON W LINE 1512.67 FT N SECTION 13 TOWNSHIP 112 RANGE 1

PUBLIC HEARING NOTICE:

Request submitted by property owner, Michael Husman, 30149 59th Avenue Way Cannon Falls, MN 55009, for an Interim Use Permit request for property legally described as: PT OF E1/2 OF NE1/4 BEG AT A PT ON W LINE 1512.67 FT N SECTION 13 TOWNSHIP 112 RANGE 1 in Stanton Township. The applicant is requesting an Interim Use Permit for the expansion of their current Tier 1 Home Based Business to a Tier 3 Home Based Business due to the proposed increase in square footage. Tax Parcel(s): 41.013.1200

APPLICABLE ORDINANCES:

- Goodhue County Zoning Ordinance, Article 4, Interim Use Permits
- Goodhue County Zoning Ordinance, Article 11, Performance Standards

- Goodhue County Zoning Ordinance, Article 23, Urban Fringe District

PROJECT SUMMARY:

The landowner, Michael Husman, is requesting approval of an Interim Use Permit (IUP) for property located at 30149 59th Avenue Way, Cannon Falls, MN 55009. The purpose of the request is to obtain a new IUP to allow for the continued operation of the existing home-based metal fabrication business, while also seeking an increase in the allowable square footage dedicated to the business. The proposed IUP would accommodate the existing business operations and provide additional flexibility for the use of the property.

Zoning Staff have reviewed the application and determined that the site is a suitable candidate for the uses being proposed and is an appropriate use of the land that has direct access to 59th Avenue. The uses proposed clearly fit within the County's goals and objectives for the Urban Fringe district and would be a good fit for the area. The purpose of the Interim uses is that they allow the County local control by affixing conditions to the permit that help mitigate the project's impact and help ensure compliance over the life of the use.

Property Information:

- The current property consists of one parcel comprising approximately 5 acres which contains the dwelling and one parcel that comprises 1.93 acres. Both parcels are zoned A3 (Urban Fringe). However, a parcel combination has been confirmed to be approved by the Records Office.
- There are no feedlots near the subject property.
- The property is surrounded by predominantly A-3 District, R-1 District, Cannon River Scenic district, and City limits.
- None of the property is designated Shoreland and Floodplain.
- No mining sites exist within 1000 feet of the subject property.
- In 2001, a Conditional Use Permit (CUP) was approved for a home-based aftermarket car and truck accessory distribution business. The business subsequently ceased operations when the permit became due for renewal.
- In 2016, a Land Use Alteration Permit was approved for the current home-based metal welding and fabrication business operating on the property.
- The existing residence and westernmost accessory structure were constructed between 1997 and 1998. Various improvements and upgrades have been made to both structures since their original construction.
- A second accessory structure was constructed in 2001 following the approval of a variance to exceed the maximum allowable accessory structure square footage.

Proposed Uses:

- If permitted, the IUP would allow for current uses to continue but on a larger scale due to the proposed increase in square footage.

Zoning Ordinance A-3 District Information:

“The intent of the A-3 District is to provide for urban expansion in close proximity to existing incorporated urban centers within Goodhue County in accordance with the Comprehensive Plan by conserving land for farming and other open space land uses for a period of time until urban services become available. It is the intent that urban development be deferred in such areas until an orderly transition from farm to urban uses shall be achieved by either the annexation of areas adjacent to the incorporated limits of existing urban centers or the extension of public or other centralized sewage collection and treatment systems. It is intended that the status of all areas in this district be reviewed, jointly, by the appropriate planning bodies who shall determine whether there should be a transfer of all or any part of such area to some other appropriate land use, or to indicate any changes in the existing Land Use Plan for the particular political entity or change in the Capital Program of the community affecting this district.”

List of Tier 3 Home-Based Business Requirements:

- Tier 3 Home Based Business for metal welding and fabrication business.
- The maximum number of non-resident employees employed in conjunction with a home business shall be 10.
- The minimum parcel size shall be 5 acres.
- If located in an accessory building, the home business shall not occupy an area greater than 7200 of gross floor area feet.
- Exterior operations and storage of goods, equipment or materials shall be screened from view of public roads, adjacent dwellings and adjoining residential districts.
- The Planning Advisory Commission shall determine the expiration of the interim use permit; which may include a time limit or a transfer of the property ownership.
- The Interim Use Permit may be renewed administratively up to 30 days after the expiration of the permit so long as all the conditions placed by the Board Commissioners have been met as determined by the Planner/Zoning Administrator. In the instance of renewal due to property ownership transfer; if the home business will continue under the same circumstances presented at the time of approval, an administrative approval may be permitted.
- If the permit is expired more than 30 days and the permit has not been renewed, the permit is null and void and a new interim use permit must be granted for the use to continue.

- Any subdivision of land separating the business buildings and/or operations from the principal dwelling shall result in revocation of the IUP.
- The home business shall be proximate to the associated principal dwelling.
- No more than two home businesses shall be permitted on a single parcel. The total space allowed for two home businesses combined shall not exceed the maximum allowed for a single home business.
- Such other conditions as specified by the Planning Advisory Commission pursuant to Article 4.

Goodhue County Comprehensive Plan:

The proposed IUP appears to be compatible with the goals of the County's Comprehensive Plan and growth management strategies, which encourage the preservation of agricultural land and open space while allowing compatible land uses that do not interfere with future urban expansion. The proposed home-based metal fabrication business would allow for limited commercial activity while maintaining the property's existing residential character and preserving the potential for an orderly transition to urban development in the future.

Staff Recommendation:

To accept the application, testimony, exhibits, and other evidence presented into the record; and forward a recommendation of **approval** to County Board of Commissioners for the proposed IUP request, allowing up to 7,200 sq. ft. of allowed as a Tier 3 home based business for metal fabrication, based on the following findings and conditions:

Findings:

1. The site meets the criteria outlined in Article 4 of the Goodhue County Zoning Ordinance for submitting an Interim use permit.
2. Goodhue County has adhered to all the requirements set forth in Article 4 for published and mailed notice requirements.
3. The Planning Advisory Commission held a hearing and considered the request at their meeting on October 26, 2026.
4. The proposed uses will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
5. That the uses permitted will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
6. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
7. That adequate measures have been or will be taken to provide sufficient off-street parking to serve the proposed use.

8. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Condition(s):

1. The pending parcel combination shall be finalized to ensure that the existing dwelling and home-based business are located on a single, contiguous parcel.
2. The home-based business shall comply with all applicable Tier 3 Home-Based Business requirements as outlined above and established in the Goodhue County Zoning Ordinance.
3. The Interim Use Permit (IUP) shall expire upon a change in property ownership or the cessation of business operations for a period of six (6) consecutive months or more, whichever occurs first.

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 410131200

Permit# Z26-0106

PROPERTY OWNER INFORMATION

Last Name Husman First Michael Email: [REDACTED]
 Street Address 30149 59th Avenue Way Phone [REDACTED]
 City Cannon Falls State MN Zip 55009 Attach Legal Description as Exhibit "A" ☐
 Authorized Agent NA Phone —
 Mailing Address of Landowner: 30149 59th Avenue Way Cannon Falls MN 55009
 Mailing Address of Agent: NA

PROJECT INFORMATION

Site Address (if different than above):
 Lot Size 6.93 Ac Structure Dimensions (if applicable) Bldg 1 60x40
Bldg 2 60x40
 What is the conditional/interim use permit request for? Metal Fabrication business

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized: We are currently permitted as Tier I, but our existing sq. footage exceeds the Tier I limit. Updating to Tier III simply aligns our permit with size of the buildings already on the property. This change does not alter our operations; it only ensures we remain compliant with county requirements.

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 9/30/26

Signature of Agent Authorized by Agent: NA

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 Christa Oster

Title clerk

Date 9-30-26

Comments:

COUNTY SECTION

COUNTY FEE \$ 450.00 RECEIPT # 19029 DATE PAID 10/2/26 W

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).

Metal Fabrication Business

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

Fabrication from the existing building. Requesting building permit to connect with 26'x40' addition.

3. Proposed number of non-resident employees.

0

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

7A-7P 7 Days a week

5. Planned maximum capacity/occupancy.

1

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

No traffic congestion as we have long drive on the 6.93 Ac

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

10+ parking spaces on the 6.93 Ac on gravel

8. Proposed solid waste disposal provisions.

Highland Sanitation

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

not relative but use Otte for septic pumping.

10. Existing and proposed exterior lighting.

Dawn / Dusk Attached to buildings

11. Existing and proposed exterior signage.

None

12. Existing and proposed exterior storage.

None

13. Proposed safety and security measures.

Cameras on site

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

Full accessibility

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

None outside. Inside has a dust collector.

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

None

17. Existing and proposed surface-water drainage provisions.

Yes has drainage for low areas.

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.

Adding Addition for safety, efficiency & functionality of the property. Connecting will reduce exposures to hazards & improves energy.



GOODHUE COUNTY ASSESSOR
509 W. 5th Street
Red Wing, MN 55066
651-385-3040
goodhuecountymn.gov

Property Address: 30149 59TH AVENUE WAY
CANNON FALLS, MN 55009

TAX PAYER(S): 42628

MICHAEL C HUSMAN
CHERYL HUSMAN
30149 59TH AVENUE WAY
CANNON FALLS, MN 55009

14034/123/3

Property ID Number: R 41.013.0701

Property Description:

SECT-13 TWP-112 RANGE-018 1.93 AC DOC#27262 PT
OF E1/2 OF NE1/4 SEC 13-112-18 BEG ON W LINE
1861.01FT N OF SW COR S89DG22MN01SC E579.53FT
N14DG35MN42SC W155.45FT

Recorders Office Don

VALUATION NOTICE

2027

2026 Values for Taxes Payable In

Property tax notices are delivered on the following schedule:

Step	Valuation and Classification Notice
1	Class: RES HSTD Estimated Market Value: 91,800.00 See Details Homestead Exclusion: 0.00 Below Taxable Market Value: 91,800.00

Step 2 Proposed Taxes Notice

2 Notice of Proposed Taxes Coming November 2026

Step 3 Property Tax Statement

Property Tax Statement for taxes payable in 2027 mailed in March 2027.

**The time to appeal or question your
CLASSIFICATION or VALUATION is
NOW!**

It will be too late when proposed taxes are sent.

Your Property's Classification(s) and Values

Taxes payable in 2026 (from the 2025 Assessment) Taxes payable in 2027 (from the 2026 Assessment)

The assessor has determined your property's classification(s) to be:

RES HSTD

RES HSTD



If this box is checked, your classification has changed from last year's assessment.

The assessor has determined your property's market value to be:

Estimated Market Value (EMV) 83,100.00 91,800.00

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral	0.00	0.00
Rural Preserve Value Deferral	0.00	0.00
Platted Vacant Land Deferral	0.00	0.00
Disabled Veterans Exclusion	0.00	0.00
Homestead Market Value Exclusion	0.00	0.00

Taxable Market Value (TMV) 83,100.00 91,800.00

The following values (if any) are reflected in your estimated and taxable market values:

New Improvement Value 0.00 0.00

How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

If the property information is not correct, you disagree with the values or you have other questions about this notice, please contact your assessor first to discuss any questions or concerns. Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. 651-385-3040

Please read the back of this notice for important information about the formal appeal process.

Combined 2027
650,200
+ 27,800

MAP 01: PROPERTY OVERVIEW



Planning Advisory Commission

Public Hearing
October 26, 2026

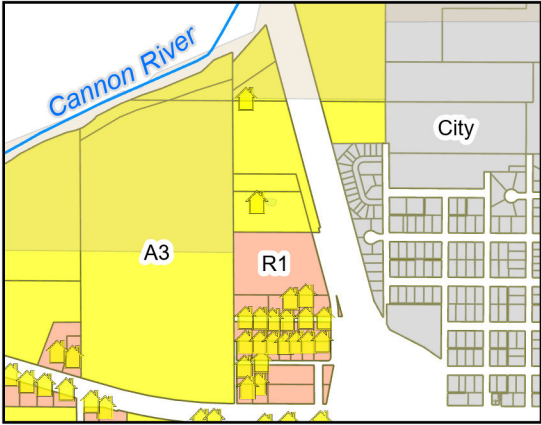
Michael Husman (Owner)
A-3 Zoned District.

PT OF E1/2 OF NE1/4 BEG AT A PT ON W
LINE 1512.67FT N SECTION 13
TOWNSHIP 112 RANGE 1 in
Stanton Township.

Request for IUP for an expansion of current
Tier 1 home based business use to a Tier 3
home based business use due to proposed
increase in square footage.

Legend

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

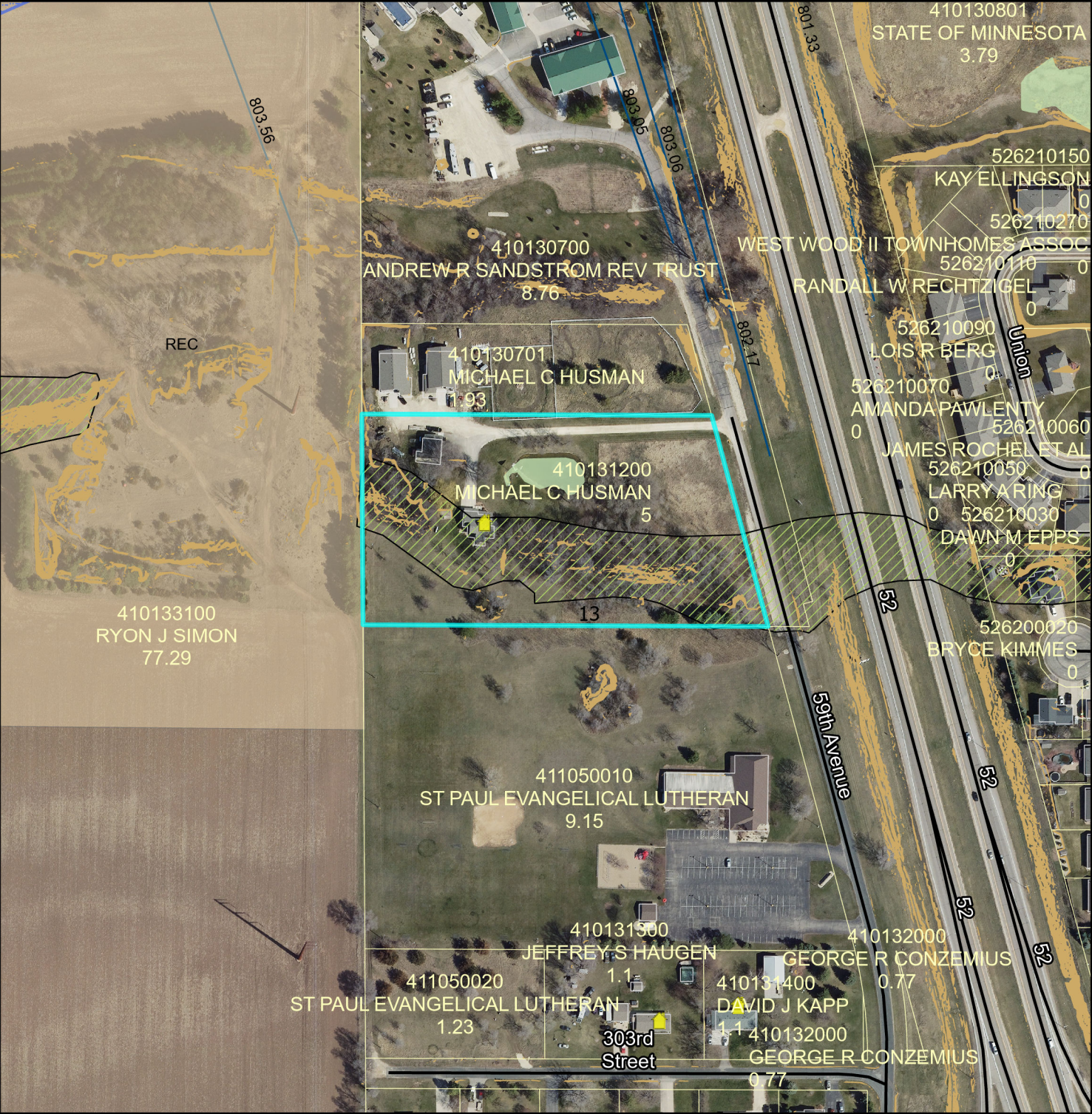


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MAP 02: VICINITY MAP



Planning Advisory Commission

Public Hearing
October 26, 2026

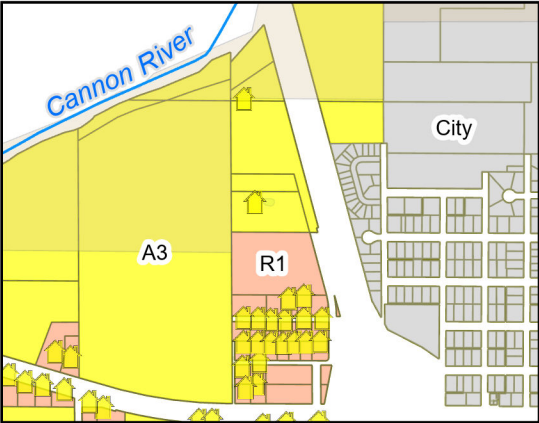
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Legend

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



0 90 180 360 540
US Feet

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MAP 03: ELEVATIONS



Planning Advisory Commission

Public Hearing
October 26, 2026

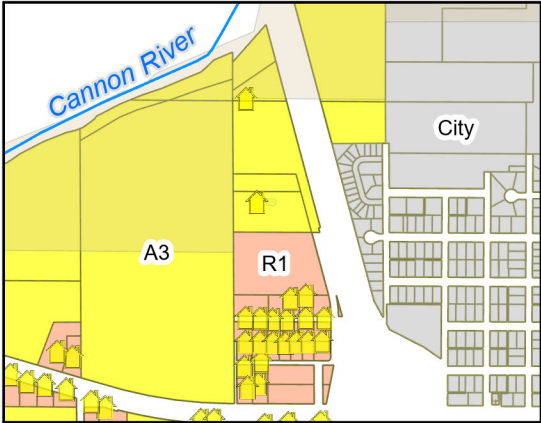
Michael Husman (Owner)
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Request for IUP for an expansion of current
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home based business use due to proposed
increase in square footage.

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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