

To: Planning Advisory Commission
From: Leah Pieper, Land Use Management Zoning Assistant
Meeting Date: July 27th, 2026
Re: Conditional Use Permit Request In Pine Island Township

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a request for land located at 155 White Pines Road SE Pine Island, MN 55963 to allow the parcel with ID 39.033.0900 an expansion of the existing Conditional Use Permit to the new 28.5 acres to the north.

ATTACHMENTS AND LINKS:

1. Application as submitted
2. Maps prepared by staff

APPLICATION INFORMATION:

Applicant: Pine Island White Pines Sportsman's Club
Property Owner: Pine Island White Pines Sportsman's Club, 155 White Pines Road SE Pine Island, MN 55963
Address of zoning request: 155 White Pines Road SE Pine Island, MN 55963
Parcel: 39.033.0900
Parcel Size: 17.45 with the additional 28.5 to be added
Property Zoning: A-3 (Urban Fringe)
Township: Pine Island
Abbreviated Legal: PT OF S 165FT OF NE1/4 BEG AT SE COR, W ALNG S LINE 1068.28FT SECTION 33, TOWNSHIP 109, RANGE 015 in PINE ISLAND, MN 55963.

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a Conditional Use Permit request submitted by Pine Island White Pines Sportsman's Club, 155 White Pines Road SE Pine Island, MN 55963, for the parcel with ID 39.033.0900 to receive a Conditional Use Permit request for the expansion of their current CUP to an additional 28.5 acres north. PT OF S 165FT OF NE1/4 BEG AT SE COR, W ALNG S LINE 1068.28FT SECTION 33, TOWNSHIP 109, RANGE 015 in PINE ISLAND, MN 55963

PROJECT SUMMARY:

The landowner, Pine Island White Pines Sportsman's Club, is seeking approval for a CUP for property located at 155 White Pines Road SE Pine Island, MN 55963. The intent of the

request is for the Landowners to expand the coverage of their limits of their existing Conditional Use Permit, to allow for a site expansion of 28.5 acres north.

Zoning Staff have reviewed the application and determined that the site is a suitable candidate for a Conditional Use Expansion and an appropriate location for this request.

Property Information

- The current property consists of one parcel comprising approximately 17.45 acres, that is zoned A-3 (Urban Fringe). The proposed expansion will include an additional 28.5 acres north of the subject property.
- There are no feedlots near the subject property.
- The property is surrounded by predominantly A-3 District, A-2 District, and the City limits of Pine Island.
- None of the property is designated Shoreland or Floodplain.
- No mining sites exist within 1000 feet of the subject property.
- No utility scale solar or wind sites exist within 1000 feet of the subject property.

Proposed Uses:

- If permitted, the applicant has indicated that the additional 28.5 acres would carry the same Conditional Use issued in May of 2011.

Accessibility:

- The subject parcel is accessed via White Pines Road SE.

Planning Information:

- On May 18, 2011, the subject property was granted a Conditional Use Permit for the following conditions. These conditions will apply to the expansion CUP of the additional 28.5 acres:
 1. Pine Island Sportsman's Club may transition to use and operate facilities prior to Goodhue County Zoning under the new master plan and in compliance with present zoning ordinance requirements including the following from the previous CUP:
 2. Proof of liability insurance for the structure, property, occupants, visitors, and events proposed; and
 3. Proof of all state and federal licensing and inspection criteria have been met and that the facility has been constructed in accordance with all Goodhue County Environmental Health Department regulations; and
 4. All proposed new facilities including trap ranges, and potential rifle ranges must be constructed according to the master plans and description included in the Conditional Use Permit Amendment (3/18/11); and

5. Hours of operation shall be revised as proposed in the Conditional Use Permit Amendment. (3/18/11); and
6. Construction of proposed “Piston Bays” shall be subjected to completion of proposed property swap with IMHOF; and
7. Conformance with City requirements pertaining to driveway access to the proposed frontage road (See March 15, 2011 letter from City of Pine Island, City Administrator)

Goodhue County Comprehensive Plan:

- The proposed rezone appears to be compatible with the goals of the County’s Comprehensive Plan and growth management strategies, which encourage the orderly development of land uses that are compatible with surrounding properties while minimizing impacts on neighboring uses.

Staff Recommendation:

To accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **AMEND** the existing CUP and Conditions and **APPROVE** the new CUP request on existing 17.45 acre parcel and on the newly acquired the 28.5-acre parcel, based on findings that the proposed rezone is consistent with the goals and policies of the County’s Comprehensive Plan, and the conditions listed in the staff report.



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GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 39.033.0900

Permit# Z 26-0067

PROPERTY OWNER INFORMATION

Last Name Pine Island White Pines Sportsman's Club

Email: [REDACTED]

Street Address 155 White Pines Road SE

Phone [REDACTED]

City Pine Island

State

MN

Zip

55963

Attach Legal Description as Exhibit "A" ☐

Authorized Agent Kevin Collins / Steven Tri

Phone [REDACTED]

Mailing Address of Landowner: PO Box 206 Pine Island MN, 55934

Mailing Address of Agent: 1082 White Bridge Rd MW Oronoco Mn 55960 / 6416 Hidden Hollow Ct SE Eyota MN 55934

PROJECT INFORMATION

Site Address (if different than above):

Lot Size

Structure Dimensions (if applicable)

What is the conditional/interim use permit request for? Extend existing CUP terms to include the land we are purchasing.

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized: Our current CUP terms allows the club to engage in sporting activities which includes trap and pistol shooting, archery and hunter safety on out property. With the land purchase the club wants to be able to extend those activities in the new property.

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:

Date

6/23/26

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 Chairman

Date

6-23-26

Comments:

Township Fee \$10

Receipt # 529730

COUNTY SECTION

COUNTY FEE

450

RECEIPT #

18955

DATE PAID

6/24/26

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).

Our 501c7 Social Club provides members with the opportunity for Trap and pistol shooting along with indoor and

outdoor archery. We provide Pine Island & Byron high schools with access to trap shooting and hunter safety classes.

We also provide a training/qualification location for Goodhue County Sheriff's department and the MN State patrol.

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

Our existing buildings will continue to support club activities including Trap and Pistol shooting, Archery, Hunter Safety,

and the associated educational activities. Future structures on the new land will support the same activities.

3. Proposed number of non-resident employees.

We are an all-volunteer 501c7 club and have no employees.

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

Our hours of operation are 8:00AM to 10:00 PM although MN Statue allows hours of operation from 7:00AM to 10:00PM.

5. Planned maximum capacity/occupancy.

Our existing building supports an occupancy rate of 165.

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

Current site access is gate controlled in two locations, the new land would be field drive access.

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

Upper parking lot supports 70 vehicles, lower parking lot supports 21 vehicles. The parking is predominately on

gravel with handicap parking on asphalt.

8. Proposed solid waste disposal provisions.

Solid waste disposal is contracted for weekly pickup and provided by LRS.

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

Water and sewer are provided by the City of Pine Island. Other utilities are provided by Goodhue Power and BevComm.

10. Existing and proposed exterior lighting.

The club has dusk to dawn parking lot lighting, lighting for two trap ranges and five pistol bays. No additional lighting projects are planned for at this time.

11. Existing and proposed exterior signage.

Primary club sign is located at the main entrance. No additional signage is planned at this time in the new property. Additional 16" x 24" No Trespassing and Shooting Range signs will be posted around the perimeter.

12. Existing and proposed exterior storage.

Eight 20' shipping containers make up our existing exterior storage. At a future date we may consider adding additional containers or build a structure to store club items. Any building activities will go through building permit process.

13. Proposed safety and security measures.

Additional 16" x 24" No Trespassing and Shooting Range signs will be posted around the perimeter of our new property. Fencing exists around a majority of the perimeter. Additional fencing or tree barrier may be added as appropriate in the future.

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

Existing gates provide access to emergency service vehicles and a field drive is available to access the new property.

We have worked with Mayo helicopter services to identify safe landing areas on club property.

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

No additional noise, odor or dust generating activities are planned at this time.

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

The purchased land will be under a 10 year lease back for farming purposes. We currently have no plans for excavating or grading but reserve the right to do so after the lease is up and permits approved.

17. Existing and proposed surface-water drainage provisions.

A tile system exists across our property today and will expand with the land purchase. The water drains into the woods retention area as it has for years.

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

No kitchen facilities exist today other than a pizza oven and outdoor grills. The land purchase will not expand this.

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

The CUP expansion to include the new land allows for a better buffer space between our activities and any surrounding land development. The CUP change allows the club to increase Archery, Hunter Safety, or additional firearm activities.

CERTIFICATE FOR:
DAVID ARNDT
21196 510TH STREET
PINE ISLAND, MN 55963

PROPOSED LEGAL DESCRIPTION:

That part of the Northeast Quarter of Section 33, Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows: Beginning at the southeast corner of the Northeast Quarter of said Section 33; thence North 89 degrees 48 minutes 30 seconds West (NOTE: All bearings are in relationship with the Goodhue County Coordinate System NAD '83, Adjusted 1996), along the south line of said Northeast Quarter, 1068.28 feet; thence North 12 degrees 34 minutes 55 seconds West, 347.09 feet; thence North 89 degrees 48 minutes 30 seconds West, parallel with the south line of said Northeast Quarter, 982.84 feet to the East line of the West 495.00 feet of said Northeast Quarter; thence North 00 degrees 02 minutes 37 seconds West, along said East line of said West 495.00 feet, a distance of 403.91 feet; thence South 89 degrees 59 minutes 25 seconds East 2127.20 feet to the east line of said Northeast Quarter; thence South 00 degrees 00 minutes 35 seconds West, along said east line of the Northeast Quarter, a distance of 749.17 feet to the point of beginning. Containing 28.48 acres, more or less.

TOGETHER WITH a 30.00 foot wide easement for drainage purposes over, under and across part of the Northeast Quarter and the Southeast Quarter of Section 33, Township 109 North, Range 15 West, Goodhue County, Minnesota, the centerline of said easement is described as follows: Commencing at the Southeast corner of said Northeast Quarter, thence North 89 degrees 48 minutes 28 seconds West along the South line of said Northeast Quarter, a distance of 1068.28 feet; thence North 12 degrees 34 minutes 53 seconds West, a distance of 347.09 feet; thence North 89 degrees 48 minutes 28 seconds West, a distance of 193.00 feet to the Point of Beginning of the centerline to be described; thence South 36 degrees 23 minutes 28 seconds East, a distance of 216.07 feet; thence South 09 degrees 07 minutes 49 seconds East, a distance of 268.82 feet to the Northerly line of the Existing Channel Change Easement per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 25-18, according to the recorded plat thereof, said Goodhue County, and said centerline there terminating.

The sidelines of said easement shall be shortened or lengthened to terminate at said Northerly line of the Existing Channel Change Easement and at a line bearing North 89 degrees 48 minutes 28 seconds West from the Point of Beginning.

SUBJECT TO a public road easement and all other easements and restrictions of record, if any.

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 24, 2026

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:
BDR

DATE:
4-24-26

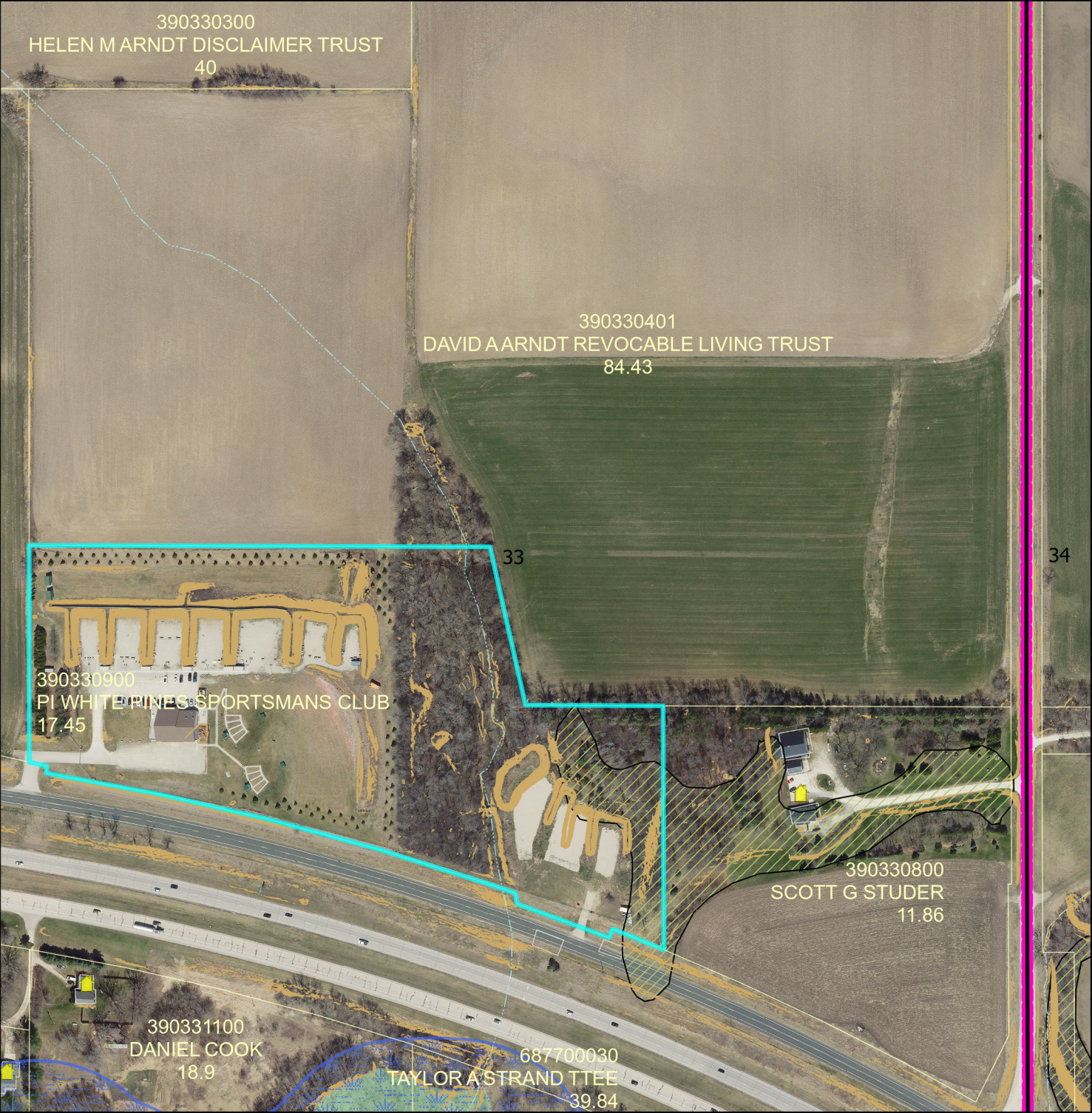
PROJECT NO.
D2645

SCALE:
1" = 200'

SHEET
1 of 2 sheets

BOOK/PAGE
65/22

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
July 27th, 2026

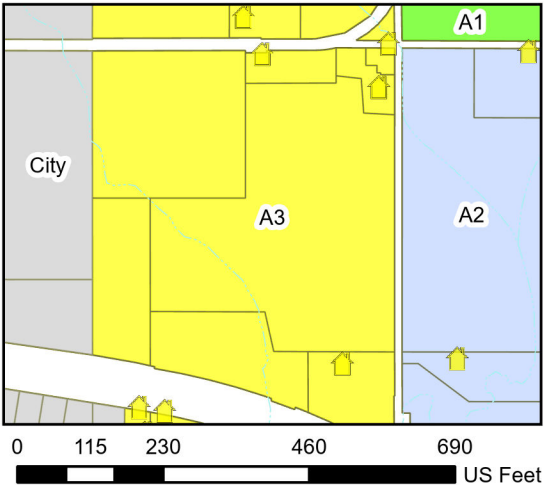
White Pines Sportsman's Club (Landowner)
A-3 (Urban Fringe) Zoned District.

PT OF S165FT OF NE1/4 BEG AT SE COR, W
ALNG S LINE 1068.28FT SECTION 33, TOWNSHIP
109, RANGE 015 in PINE ISLAND, MN 55963.

Request for property to expand current
Conditional Use onto additional acreage.

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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