

To: Planning Advisory Commission
From: Megan Smith, Land Use Management Director
Mtg. Date: June 16, 2025
Report Dated: June 5, 2025

AGENDA ITEM:

Public hearing and preliminary plat review for a subdivision of 6.5 acres of land, creating three lots from one tax parcel, located at 4900 Scout Ridge Road, Cannon Falls MN.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat as submitted
3. Site Map prepared by County Staff

APPLICATION INFORMATION:

Property Owner: David and Peggy Lorentz

Site Address: 4900 Scout Ridge Road, Cannon Falls, MN

Parcel Number: 41.014.1500

Abbreviated Legal Description: PART OF THE NE ¼ OF THE SE ¼ OF SECTION 14, T112N, R18W, LOCATED IN STANTON TOWNSHIP, GOODHUE COUNTY, MINNEOSTA.

Zoning District: R1 (Suburban Residence District) with Shoreland Overlay

Township: Stanton Township

APPLICABLE COUNTY ORDINANCES:

- Goodhue County Zoning Ordinance, Article 24, Suburban Residence District
- Goodhue County Zoning Ordinance, Article 31, Shoreland Regulations
- Goodhue County Subdivision Regulations

PROJECT SUMMARY:

The Commission will be hearing testimony and considering a request submitted by David Lorentz, owner and applicant, for a request for a preliminary plat review. Mr. Lorentz is proposing to split his 6.5 acre site into three lots.

- Proposed Lot 1 is 2 acres (1.45 acres excluding ROW) and has proposed lot frontage of 280 feet
- Proposed Lot 2 is 2 acres (1.64 acres excluding ROW) and has proposed lot frontage of 200 feet

- Proposed Lot 3 is 2.21 acres (1.77 acres excluding ROW) and has proposed lot frontage of 260 feet
- Proposed Lot 1 has the existing home of Mr. and Mrs. Lorentz. Lot 2 has a shed structure on it. Lot 3 has no structures. See proposed condition of approval #5 below in the staff recommendation on how to address the issue of a residential accessory structure on Lot 2. Staff is recommending that the structure be classified as the lot's principle structure when platted, however **NO USE** of the structure is allowed until a home is constructed, or other plans and permits are submitted for the structure that comply with the County's use standards for the R1 district.
- The Commission should know Highway 19 is not a platted ROW in this area, so the Lorentz property legal descriptions go up to the centerline of the highway. The Highway ROW is 150 feet wide in this area.
- Upon approval of the plat, a new home could be built on Lot 2 and Lot 3. Lot 1 already contains a home. Site access to all three lots is proposed through an existing access drive on the southern part of Lot 3. The plat is dedicating a 30 foot wide access drive to all three lots, plus the existing home to the west (Jeppesen property). In total, this one access drive from Highway 19 could ultimately serve up to 4 homes.
- The site is partially located within the 1000-foot shoreland overlay of the ordinary high water line of Lake Byllesby. The County's Shoreland Ordinance has lot size and width requirements that must be met, based on if the lots are connected to public sanitary lines, or if they will be using septic systems.
- The surrounding land uses are primarily single family residential and recreational, with Goodhue County's Lake Byllesby Park entrance nearby.
- In 2018, the County approved a re-zoning for this property from A2 to R1. In the past, the site was used as a greenhouse/nursery, and at one point had an interim use permit for a wellness center. The site was split to accommodate a sale of property to the west which now contains a home, located at 30641 Highway 19, is 5 acres, and is currently owned by Mr. Jacob Jeppesen.
- The site is adjacent to state highway 19. Modifications to access points along the state highway require approval from MnDOT.

ANALYSIS:

The County's zoning ordinance has specific criteria for lots sizes, and development of land in the R1 district. Staff has reviewed these requirements and found the proposed preliminary plat in compliance with all ordinance requirements, and meets all standards. A summary of some of the primary requirements are listed below.

R1 Zoning Requirements:

- Lots must be at least 1 acre in area
- Lots must have at least 100 feet of lot width at the building setback line
- Lots must be at least 125 feet deep
- Buildings must be setback at least 40 feet from the ROW line, and at least 8 feet from side and rear property lines
- Lots cannot exceed a 20% impervious surface limit

Shoreland Lot Density Requirements for General Recreation Lakes (Byllesby)

- Lot Standards: R1 on private septic, non-riparian lands need to be at least 40,000 sq ft of lot area and lot width of 150 feet for single family land uses. [There are 43,560 square feet in one acre]

STAFF RECOMMENDATION:

Staff recommends the Planning Advisory Commission:

- A. adopt the staff report into the record;
- B. accept the application, testimony, exhibits, and other evidence presented into the record; and
- C. Recommend that the County Board of Commissioners **APPROVE** the request for a preliminary plat for with the following conditions:
 1. The Scout Ridge Road address will be terminated, and new addresses will be assigned by the County for all three lots
 2. A final plat must be submitted within 180 days of the approvals of the preliminary plat, or the preliminary plat approval becomes null and void.
 3. Prior to submitting a final plat, the County shall require verification and approval from MnDOT that the sites existing access point can be used to serve up to 4 homes, and the owner will be obligated to perform, and adhere to site access standards and requirements.
 4. The owner shall submit proof of ownership, title commitment, and a copy of the deed or certificate of title.
 5. When platted, the structure on lot two will become a vacant, principal structure instead of an accessory structure, and no use of the building will be permitted until the owner has obtained a land use permit and building permit for Lot 2. If a home is built on lot 2, the current shed will be converted back to a residential accessory structure upon the issuance of a building permit for a home on lot 2.
 6. The structure on Lot 2 cannot be used, for any use or purpose, until the County approves both building and land use permits for Lot 2 clearly identifying the sites principle and accessory buildings and uses.

Z 25-0026

Application Procedures:

5/22/25 M.S.

A. A Minnesota Statue Chapter 505 plat* is required under the following circumstances:

- ☐ 1) The creation of three or more tax parcels from one tax parcel, except when the tax parcels created can be described by an aliquot part of the Public Land Survey. The minimum division shall be a Quarter Quarter of the Section (i.e. SE 1/4 of the NW 1/4). Non-contiguous land must be separate tax parcels. The parcels shown on the plat provide for road access for each new division or reconfiguration of land;
- ☐ 2) If a subdivision of a platted lot or outlot can result in one or more potential dwelling sites, the subdivision must be platted.

*Requires approval and public hearings from the Planning Commission and County Board

The Subdivider shall engage a Minnesota Licensed Land Surveyor, Engineer, or Landscape Architect to prepare a **Preliminary Plat** of the area to be subdivided. The Preliminary Plat shall contain:


Landowner Information

Landowner Name	David and Peggy Lorentz	Email	lorentzpeggy@gmail.com
Mailing Address	4900 Scout Ridge Way, Cannon Falls, MN, 55009		
Daytime Phone	651-301-9113		

Applicant Information (if different than above)

Applicant Name		Email	
Mailing Address			
Daytime Phone			

Township Information

Township position	Stanton	Date	
Signature	 Clerk 5-20-25		

County Use

Application Fee	\$350 \$100	Receipt Number	18650	Received Date	5-28-2025
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Initial Reviewed by

Plat Name

Spring Garden Nursery Addition

Request complies with Goodhue County Zoning and Subdivision requirements as attested by me

_____ the Goodhue County Planner/Zoning Administrator on
this day _____

RECEIVED

MAY 28 2025

Land Use Management



Application Procedures:

Identification and Description
<input type="checkbox"/> Proof of ownership: A copy of a current Title Commitment, Title Opinion, or Certificate of Title (Torrens property) that covers the property of the proposed plat shall be submitted with the proposed plat.
<input type="checkbox"/> The proposed name of the proposed plat, which shall not duplicate or be similar in pronunciation or spelling to the name of any plat heretofore recorded in the County.
Existing conditions: A current Certificate of Survey, which shall be used as the basis for the proposed plat, shall be prepared and executed by a Minnesota Licensed Land Surveyor, depicting the following information:
<input type="checkbox"/> Scale of drawing; one (1) inch equals one hundred (100) feet or one (1) inch equals two hundred (200) feet;
<input type="checkbox"/> North arrow;
<input type="checkbox"/> Date of Survey;
<input type="checkbox"/> Legal description of the boundary of the subject parcel(s);
<input type="checkbox"/> Sufficient boundary survey data and mathematical information (bearings to the nearest one second of a degree and dimensions to the nearest one hundredth of a foot) to locate and retrace the boundary;
<input type="checkbox"/> Total area in square feet or acres of the proposed plat (or tax parcel);
<input type="checkbox"/> Existing site improvements within the proposed plat and any existing improvements within 10 feet of the proposed plat boundary, or a notation indicating no site improvements exist;
<input type="checkbox"/> All encroachments along the boundary of the proposed plat (or tax parcel), or a notation indicating no evidence of encroachment was found;
<input type="checkbox"/> All easements of record, or a notation indicating there are no easements of record;
<input type="checkbox"/> Ponds, lakes, rivers, streams, creeks, wet lands, and other waterways within or adjacent to the proposed plat, or a notation indicating none of these features are within or adjacent to the proposed subdivision. The ordinary high water elevation and 100 year flood elevations shall be shown where applicable. Elevations shall be referenced to an established bench mark with a mean sea level elevation and noted on the proposed plat;
<input type="checkbox"/> Location, right of way widths, and names of public roads, other public ways, or railroads within or adjacent to the proposed plat boundary;
<input type="checkbox"/> Location of private roads within or adjacent to the proposed plat boundary
<input type="checkbox"/> Distance and direction reference ties from the boundary of the proposed plat to a minimum of 2 Public Land Survey corner monuments.
<input type="checkbox"/> The structures that are located closest to the proposed tax parcel boundaries along with distances to such boundary.
<input type="checkbox"/> The names and addresses of the fee owner, Contract for Deed purchasers, or any agent having control of the land; the Subdivider; the Minnesota Licensed professional preparing the plan.
<input type="checkbox"/> A tabulation of the approximated square footage/acreage and dimensions of each lot or outlot.
<input type="checkbox"/> Vicinity map depicting and labeling the Section, Township, and Range.

Application Procedures:

- ☐ Upon Approval of this application the Subdivider must submit the final plat along with plat check fee to the Goodhue County Surveyor within 90 days of approval of the administrative plat.

Data for Final Plat (Recording)

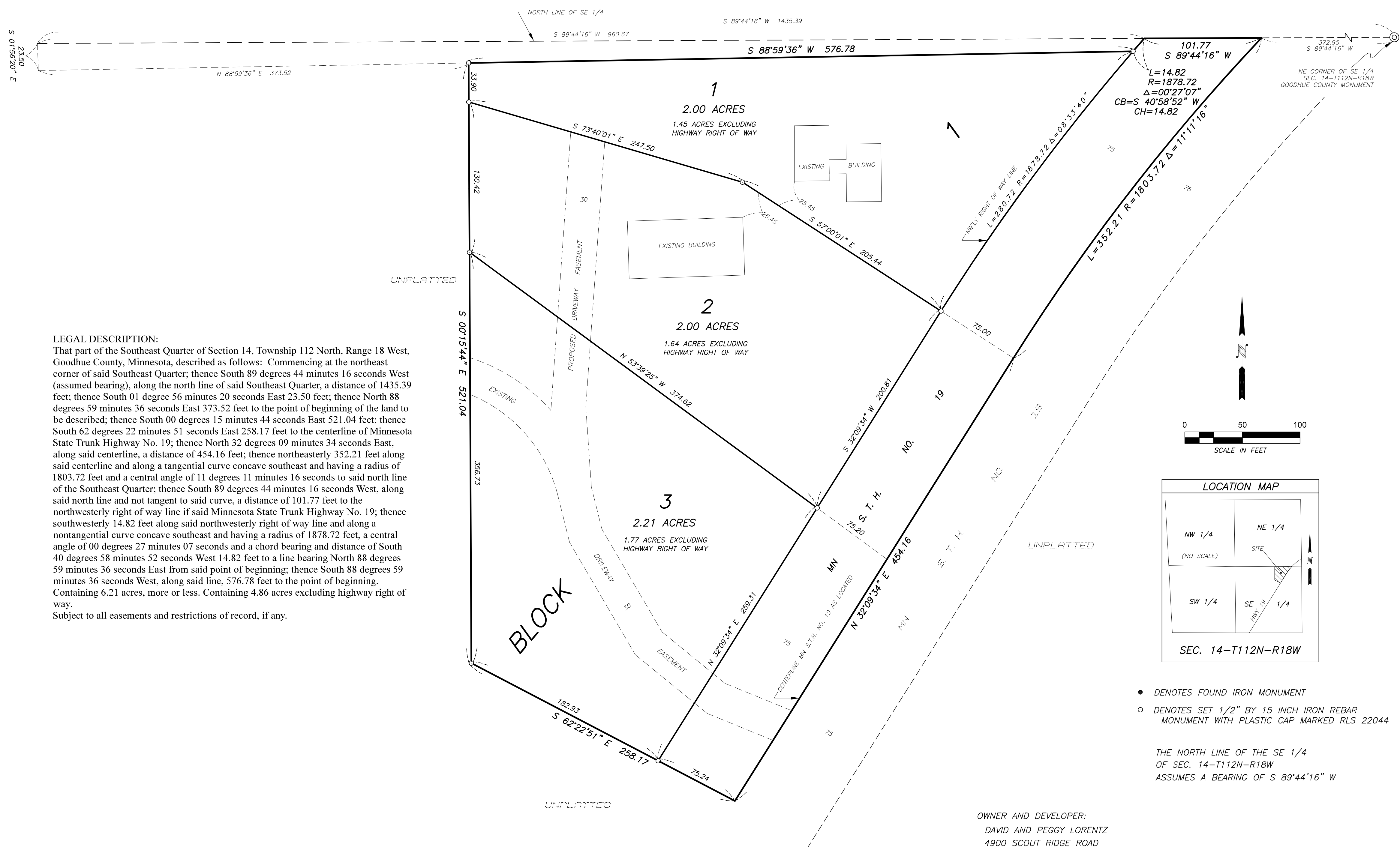
- ☐ The proposed plat shall follow the requirements of Minnesota Statute 505.
- ☐ All plat monuments shall be placed in the ground prior to recording of the plat with the County Recorder.
- ☐ Refer to Section 3, Subd. 3 Torrens Properties of the Goodhue County Subdivision Ordinance, for plats that include Torrens parcels.

Number of Preliminary and Final Copies needed:

- ☐ 3 Full sized 24"x36" copies to the Zoning Administrator
- ☐ 1 Digital file legible at 11x 17 (PDF)
- ☐ 1 full sized 24"x36" copy to any city within 2 miles
- ☐ 1 full sized 24"x36 copy to the Township Board
- ☐ 1 full sized 24"x36 copy to SWCD
- ☐ 1 full sized 24"x36 to MnDOT district 6 if proposed plat abuts or is adjacent to state or federal highway

PRELIMINARY PLAT:

SPRING GARDEN NURSERY ADDITION



LEGAL DESCRIPTION:
That part of the Southeast Quarter of Section 14, Township 112 North, Range 18 West, Goodhue County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter; thence South 89 degrees 44 minutes 16 seconds West (assumed bearing), along the north line of said Southeast Quarter, a distance of 1435.39 feet; thence South 01 degree 56 minutes 20 seconds East 23.50 feet; thence North 88 degrees 59 minutes 36 seconds East 373.52 feet to the point of beginning of the land to be described; thence South 00 degrees 15 minutes 44 seconds East 521.04 feet; thence South 62 degrees 22 minutes 51 seconds East 258.17 feet to the centerline of Minnesota State Trunk Highway No. 19; thence North 32 degrees 09 minutes 34 seconds East, along said centerline, a distance of 454.16 feet; thence northeasterly 352.21 feet along said centerline and along a tangential curve concave southeast and having a radius of 1803.72 feet and a central angle of 11 degrees 11 minutes 16 seconds to said north line of the Southeast Quarter; thence South 89 degrees 44 minutes 16 seconds West, along said north line and not tangent to said curve, a distance of 101.77 feet to the northwesterly right of way line if said Minnesota State Trunk Highway No. 19; thence southwesterly 14.82 feet along said northwesterly right of way line and along a nontangential curve concave southeast and having a radius of 1878.72 feet, a central angle of 00 degrees 27 minutes 07 seconds and a chord bearing and distance of South 40 degrees 58 minutes 52 seconds West 14.82 feet to a line bearing North 88 degrees 59 minutes 36 seconds East from said point of beginning; thence South 88 degrees 59 minutes 36 seconds West, along said line, 576.78 feet to the point of beginning. Containing 6.21 acres, more or less. Containing 4.86 acres excluding highway right of way. Subject to all easements and restrictions of record, if any.

• DENOTES FOUND IRON MONUMENT
○ DENOTES SET 1/2" BY 15 INCH IRON REBAR MONUMENT WITH PLASTIC CAP MARKED RLS 22044

THE NORTH LINE OF THE SE 1/4 OF SEC. 14-T112N-R18W ASSUMES A BEARING OF S 89°44'16" W

OWNER AND DEVELOPER:
DAVID AND PEGGY LORENTZ
4900 SCOUT RIDGE ROAD
CANNON FALLS, MN 55009

SURVEYOR:
RAPP LAND SURVEYING, INC.
45967 HWY 56 BLVD
KENYON, MN 55946

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.		
MAY 20, 2025		
David G. Rapp		
45967 HIGHWAY 56 BLVD KENYON, MN 55946 (612) 532-1263		
DRAWN BY: BDR	DATE: 5-20-25	PROJECT NO. D24199
SCALE: 1" = 50'	SHEET 1 of 1 sheet	BOOK/PAGE N/A

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
June 16, 2025

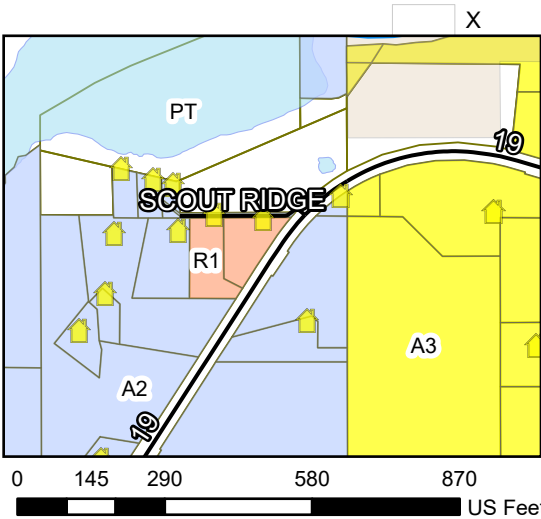
David and Peggy Lorentz (Owner's)
R-1 Zoned District.

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

Request for a Preliminary Plat review
of the Spring Garden Nursery Addition.
Which is splitting parcel 41.014.150 into
three new parcels.

Legend

- Parcels
- Quarter Quarter Sections



DATA DISCLAIMER: Goodhue County assumes
NO liability for the accuracy or completeness of this map
OR responsibility for any associated direct, indirect,
or consequential damages that may result from its use
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2024 Aerial Imagery
Map Created June, 2025 by LUM