

To: Planning Advisory Commission
From: Megan Smith, Land Use Management Director
Mtg. Date: November 17, 2025
Re: CUP Request for a home-based business in Zumbrota Township

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a request for a home-based business on property located at 23830 County 42 Blvd, Mazeppa, MN

ATTACHMENTS AND LINKS:

- Application as submitted
- Maps prepared by staff

APPLICATION INFORMATION:

Applicant: Josh Betcher (Landowner)

Property Owner: Joshua and Sara Betcher, 23830 County 42 Boulevard Mazeppa, MN

Address of zoning request: 23830 County 42 Boulevard Mazeppa, MN

Parcel: 47.012.0100

Township: Zumbrota

Abbreviated Legal: Property located South of County 42 Blvd, described as part of the E1/2 NE1/4 in SEC 12 TWP 110 RANGE 15 in Zumbrota Township.

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a conditional use permit request submitted by Josh Betcher, 23830 County 42 Blvd, Mazeppa, MN 55956, to allow the property owner to operate a Tier 3 home-based business on the property. Tax parcel 47.012.0100 and described as PART OF THE E1/2 NE1/4 OF SECTION 12, TOWNSHIP 110, RANGE 15, IN ZUMBROTA TOWNSHIP, GOODHUE COUNTY, MN.

PROJECT SUMMARY:

The applicant, Joshua Betcher, is requesting a IUP/CUP to add a home-based business to his home, and is proposing to change the use of an existing storage shed on the property to accommodate a Teir 3 home-based business.

The proposed business activity involves fabrication, manufacturing and assembling of seed processing machinery; equipment that is then used by seed vendors and wholesalers to the ag community. The business will primarily be managed by Sara Betcher and jointly owned and operated by Josh Betcher. Staff have reviewed the application and determined

that the site is a suitable candidate for a conditional use permit. The proposal, as submitted, meets or has the ability to meet all County requirements and aligns with the intended land use policies for this area.

Property Information

- The property consists of one parcel comprising approximately 10 acres, that is zoned A1 – Agricultural.
- The section this property is located within is zone A1, which allows up to 4 homes per section. There are currently 3 dwellings located in this section which does not exceed this density limit.
- The parcel is a registered feedlot. There are five (5) other homes within a ½ mile of the subject property,
- The property is surrounded by predominantly farmland and feedlots.
- No portions of the property are designated Shoreland, Floodplain, or Bluff land areas.
- 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 approved, the 10-acre parcel would be documented as having a Conditional Use for “Gustafson Engineered Solutions LLC” which is to become a Tier 3 home-based business for manufacturing of equipment to support the ag community.
- Other uses on the site include a farm, specifically an agricultural operation, which is classified as a permitted use in the A1 District.
- The site is also being used for residential purposes, and there is a single-family home on the property.

Accessibility:

- The site has access from a public road, which is County 42 Blvd.
- The property owner has applied for a permit from Goodhue County Public Works for a second access drive off of County 42. The permit was denied due to the proposed location being too close to an existing driveway. The property owner applied for a variance from driveway spacing to the County Board and was granted a permit.
- The County’s access ordinance requires a minimum spacing distance of 550 feet between access points, with a standard distance of 725 feet. The current distance is 250 feet.
- The total length, or frontage of the property along Co 42 Blvd is 635 feet.
- The County Board of Commissioner have discussed the county’s existing access management ordinance, and the process around being able to grant variances to the ordinance. At the November 4, 2025, Board Meeting, a committee was formed to review the issue and report back and changes that could be made.

- Assess management restrictions are in place for several reasons, but safety and cost are the two primary reasons, with fewer access points introduced onto a roadway coinciding with fewer collisions. Further, improvements placed within the county right of way become liability and responsibility of the county, and the county is typically responsible for construction of existing access points during road projects.

Zoning District:

- The A1 District's purpose is "intended to maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pastureland, and natural habitat for plant and animal life. This district is intended to encourage long-term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non-farmland uses."

Goodhue County Comprehensive Plan:

- The proposed Conditional Use appears compatible with the goals of the County's Comprehensive Plan and growth management strategies, which is seen to have a greater amount of farm related uses.

HOME BUSINESSES ANALYSIS:

Goodhue County's Zoning Ordinance breaks home based business types into three classifications, with Tier 3 home-based businesses allowing up to 10 (non-resident) employees and up to 7,200 sq. ft of gross floor area that can be used by the business. For a site to qualify, it must be at least 5 acres in area, and the owners and operators of the business must live on site. The business must be incidental and subordinate to the principle use and must meet the requirements of Article 11 of the Goodhue County Zoning Ordinance, Section 12. The requirements from Section 12 of the ordinance that apply to this use have been incorporated into the recommended conditions of approval.

During the staff review, the potential impacts on the site and surrounding neighborhood were evaluated. These impacts or potential impacts include: noise, odor, air quality, vibrations, stormwater runoff, water usage, septic use, waste and refuse, utility usage, and demand on county and city services such as Police, Sheriff, Fire and Ambulance. These impacts are expected to be minimal, but there are impacts, which is why the conditional use and public hearing process are required.

Traffic impacts are also considered. The County should recognize that there will be an increase in traffic to and from the site. Anticipated traffic is from customers, employees coming to and from work daily, deliveries, and then transportation related to the sale and shipping of equipment. The application states that operations will typically run from 7am to 5pm Monday through Friday. It also details that a loading and unloading area has been developed to support the use, and that off-street parking will be provided for employees and customers.

The Commission should be aware that the County does not require farms with a residential homestead to obtain home based business permits when operated, because agricultural operations are listed as permitted uses in the County's zoning ordinance, within Ag Zoning Districts. The site is currently operating a farm and has a registered

feedlot, which fits under the County's definition of "agricultural operation" the definition of which is below:

AGRICULTURAL OPERATION. Property primarily used for the production of crops including fruit and vegetable production, tree farming, livestock, poultry, dairy products, or poultry products, and associated processing of agricultural products produced by the operation. Agricultural processing for commercial use or sale shall not be the primary use of property at an Agricultural Operation. Agricultural Operation shall also include certain farm activities and uses as follows: chemical and fertilizer spraying, farm machinery noise, extended hours of operation, manure collection, disposal, spreading or storing, open storage of machinery, feedlots, odors produced from farm animals, crops or products used in farming.

Based on staff review, it is the manufacturing and assembly of equipment components of the business that excludes it from meeting the agricultural operations definition, making it a home-based business. The business will be primarily engaged in the manufacturing of equipment for other farmers who sell seeds. The equipment is designed specifically for the seed processing industry, for corn and canola seeds. The customer base is an existing business in the region, and other local farmers.

Draft Findings:

1. The CUP/IUP 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.
2. The CUP/IUP will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
3. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
4. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
5. 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.
6. The use provides an opportunity for economic activities that are not detrimental or injurious to the public health and safety or character of the surrounding area.
7. The use is intended to serve as an "incubator" for rural entrepreneurship. Home Business ventures seeking to expand beyond the scale of "subordinate and incidental" to a principal residential use shall rezone the property to an appropriate zoning district or relocate to an appropriate zoning district.

8. The application meets the zoning requirements for a tier 3 home-based business.
9. The application has fulfilled the requirements for requesting a CUP/IUP.
10. The request is in compliance with the County's Comprehensive Plan.

Draft Conditions:

1. The applicant shall be responsible for applying dust control to County 42 Blvd if dust issues arise, at the direction of the County's Land Use Management Director or Public Works Director.
2. The maximum number of non-resident employees shall be 10.
3. The property cannot be split to size 5 acres or less.
4. Any subdivision of land separating the business buildings and/or operations from the principal dwelling shall result in revocation of the CUP/IUP.
5. No more than 7,200 of gross floor area feet of the existing storage shed shall be used for the business.
6. Exterior operations and storage of goods, equipment or materials shall be screened from view of public roads, adjacent dwellings and adjoining residential districts.
7. The CUP/IUP shall expire upon transfer of property ownership to owners not associated with or affiliated with the applicant(s) unless the following criteria is met: if the home business will continue under the same circumstances presented at the time of approval, an administrative approval may be permitted.
8. 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.
9. The applicant shall apply for a building permit for the change of use of the building. The original building was permitted as an ag exempt building permit in 2014; it's stated purpose was for ag equipment storage. The new permit application shall include building plans for how the interior space will be used.

Staff Recommendation:

To adopt the staff report into record, accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **APPROVE** the Conditional Use for the property owner, Josh Betcher, to operate a Tier 3 home-based business with the following findings and conditions listed herein.

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 47.012.0100Permit# Z 25-0045

PROPERTY OWNER INFORMATION

Last Name Betcher	First Josh	Email: [REDACTED]
Street Address 23830 Co 42 Blvd		Phone 507-696-3047
City Mazeppa	State MN	Zip 55956
Attach Legal Description as Exhibit "A" ☐		
Authorized Agent -----	Phone -----	
Mailing Address of Landowner: same as above		
Mailing Address of Agent: -----		

PROJECT INFORMATION

Site Address (if different than above):

Lot Size **10 ac** Structure Dimensions (if applicable)

What is the conditional/interim use permit request for? **Gustafson Engineered Solutions LLC**

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized. Activity is related to seed processing and support for seed processing machinery. The uses are in line with agricultural operations and support the ag industry in general. The activity is supplemental to the existing farm operation, permitted feedlot with 300 meat goats and 50 head of beef, along with 450 acre crop operation. The new business is primarily owned by Sara Betcher, and owned and operated by Sara & Josh Betcher.

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

10/14/2025

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

Laurie HounemaneClerk10/14/2025

Comments:

COUNTY SECTION

COUNTY FEE \$400

RECEIPT #

18735

DATE PAID

10/15/25

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

A1

Date Received

Date of Public Hearing

DNR Notice

City Notice

RECEIVED

Action Taken: ☐ Approve ☐ Deny Conditions:

OCT 15 2025

Land Use Management



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).

Seed processing and seed processing equipment support and services.

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

Repurpose ~7200 Sq ft of existing ag shed to support operations.

3. Proposed number of non-resident employees.

Not to exceed < 9 non resident employees. Currently 2 non resident 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.

7 am -5 pm Monday - Friday

5. Planned maximum capacity/occupancy.

10 people

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

Property supports a loading and unloading area connected to or adjacent to the south side of the building.

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

Employee and visitor/guest parking will be on gravel area south of the existing structure.

8. Proposed solid waste disposal provisions.

Operations will be a non hazardous waste generator, and will require bi-monthly pick up services, coordinated with Lake City recycling

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

Existing facilities meet potable water and sanitary sewer.

Utilities upgrade from single phase service to 3 Phase service to be provided by Goodhue County Cooperative Electric.

10. Existing and proposed exterior lighting.

Existing Exterior lighting sufficient, no change

11. Existing and proposed exterior signage.

Small sign on private property to be added (on site)

12. Existing and proposed exterior storage.

No exterior storage

13. Proposed safety and security measures.

Locks and private security already in place prior to change of use.

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

Fire egress and emergency exits covered. To be reviewed with local fire service when facility changes are complete

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

No external exhaust point for activity.

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

No changes to land or grading.

17. Existing and proposed surface-water drainage provisions.

NO change

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.

This business is a new start up to support agricultural operations in the farm seed markets, with plans to stay a small team

with no future plans to expand.

四

240TH AVE T 41

COUNTY 42 BLD/D

Zumbrota

Chesler

JOSH BETCHER
22-12-002
23830 CO 42 BLVD

NEW-PHASE
SERVICE
23-12-05
idrac

Loading 1/4

Parking

2025-Dwy

ADD 1

ADD 2

6/14/35
Cristobal

Goat
Cattle

012

500

M.O. # 150220

T. Kishino 8/2025

GCEA

PHONE: (507) 263-3274 FAX: (507) 263-1554 EMAIL: rssurvey@frontlinenet.net

S0882

SAMUELSON SURVEYING INC.

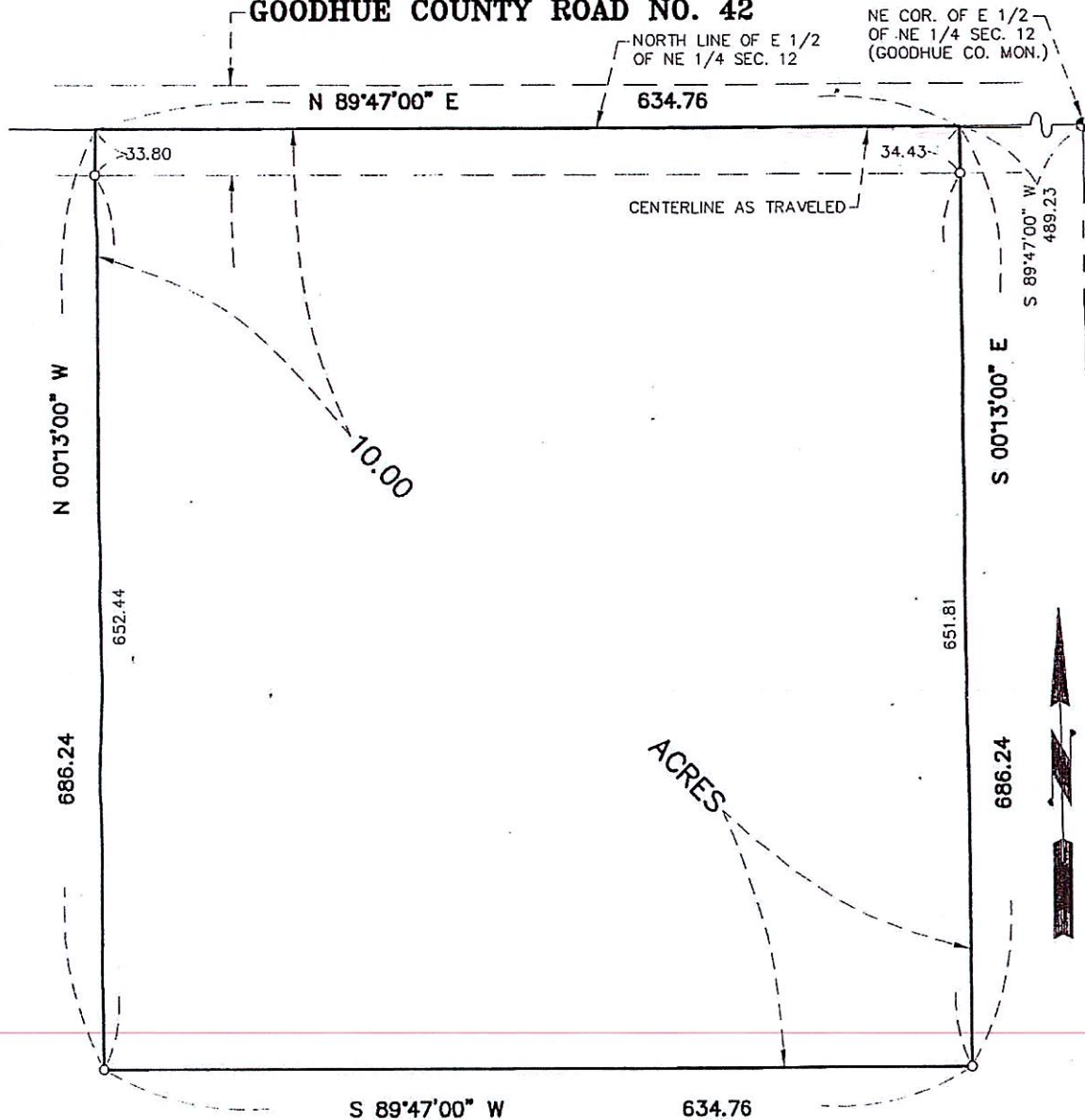


1103 West Main Street
Cannon Falls, MN. 55009

V. Richard Samuelson
Registered Land Surveyor

SURVEYORS CERTIFICATE

GOODHUE COUNTY ROAD NO. 42



PROPOSED LEGAL DESCRIPTION

That part of the East Half of the Northeast Quarter of Section 12, Township 110, Range 15, Goodhue County, Minnesota, described as follows:

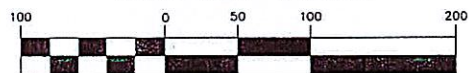
Beginning at the northeast corner of said East Half of the Northeast Quarter; thence South 89 degrees 47 minutes 00 seconds West (HARN adjustment of the 1983 Goodhue County Coordinate System) along the north line of said East Half of the Northeast Quarter 489.23 feet to the point of beginning of the land to be described; thence South 0 degrees 13 minutes 00 seconds East 686.24 feet; thence South 89 degrees 47 minutes 00 seconds West 634.76 feet; thence North 0 degrees 13 minutes 00 seconds West 686.24 feet to said north line of the East Half of the Northeast Quarter; thence North 89 degrees 17 minutes 00 seconds East along said north line 634.76 feet to the point of beginning.

Subject to easements of record.

○ DENOTES SET IRON PIPE WITH
PLASTIC CAP MARKED RLS 16998

• DENOTES FOUND IRON

GRAPHIC SCALE



(IN FEET)

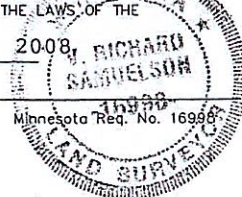
1 inch = 100 ft.

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.

DATE: October 1, 2008

V. Richard Samuelson

Minnesota Reg. No. 16998



MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
November 17, 2025

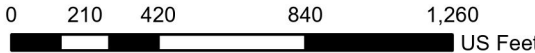
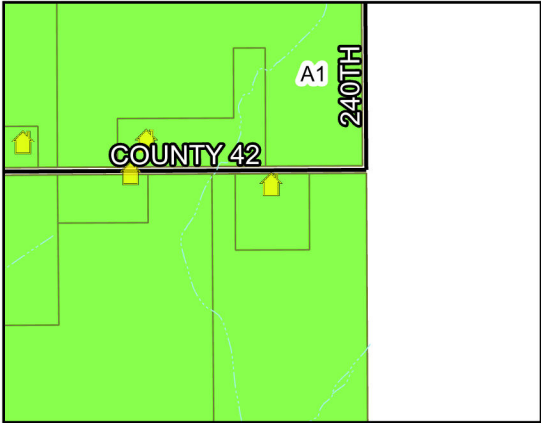
Josh Betcher (Owner)
A-1 Zoned District.

The E1/2 NE1/4 of Sec 12
Twp 110 Range 15 in Zumbrota Township.

Request for CUP to repurpose
current buildings to
support Seed Processing Operations

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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2024 Aerial Imagery
Map Created October, 2025 by LUM



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
November 17, 2025

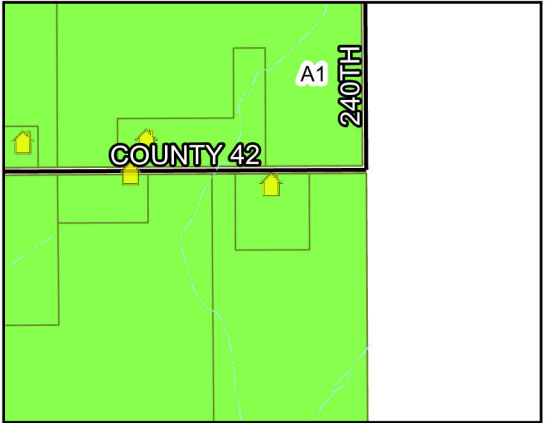
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