

**To:** Planning Commission  
**From:** Land Use Management  
**Meeting Date:** September 16, 2024  
**Report date:** September 6, 2024

**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 155<sup>th</sup> 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.

**Application Information:**

Applicant: Phillip Doffing (Applicant) on behalf of Wyatt P Doffing Et Al (Owners)  
Address of zoning request: 21725 155<sup>th</sup> Avenue 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 is aware of the proposal. Staff will provide an update with Township comments (if any) at the September 16<sup>th</sup> PAC meeting.  
Zoning District: A-2 (Agricultural District)

**Attachments and links:**

Application and submitted project summary  
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.

**Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses**

*No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage, and other necessary facilities, to provide sufficient off-street parking and loading space, to 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.*

**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 155<sup>th</sup> 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 155<sup>th</sup> Avenue Way before the Applicant's property 5 of which are within 200 feet of 155<sup>th</sup> 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 155<sup>th</sup> 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.

**Draft Findings of Fact:**

*The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.*

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.

*Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.*

**Staff Recommendation:**

LUM Staff recommends the Planning Advisory Commission

- 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

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 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.







AUG 07 2024

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GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION  
Land Use Management

Parcel # 46.131.0041

Permit# 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 55089

Attach 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 10.00 Structure Dimensions (if applicable) 200 x 90

What 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 Doffing

Date 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 \$400 RECEIPT # ONLINE DATE 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

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11. Existing and proposed exterior signage.

Sign on the building would be awesome but not necessary.

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

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12. Existing and proposed exterior storage.

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

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13. Proposed safety and security measures.

Fire extinguishers where needed and security cameras.

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

Entrance to site will be large enough for all vehicles.

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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

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discussed with our neighbors. Chloride will be used for dust management.

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

Building will be built in a current crop field.

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17. Existing and proposed surface-water drainage provisions.

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

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

None

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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

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at a dead-end road so, this would be beneficial.

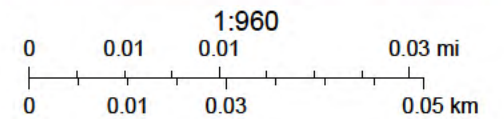
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# ArcGIS WebMap



August 4, 2024

- GoodhueCo\_PLSS
- Municipal Boundary
- Goodhue County Roads
- CEM; ; OCTY; OCRLN; CTRLN
- House Number
- PIN
- Full Name
- Parcels



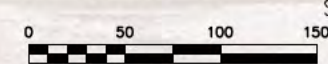


E 1/4 COR. OF SEC. 34,  
TWP. 114N, RGE. 16W.



155TH  
AVE

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



**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

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# MAP 01: PROPERTY OVERVIEW



## PLANNING COMMISSION

PAC Meeting  
September 16, 2024

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

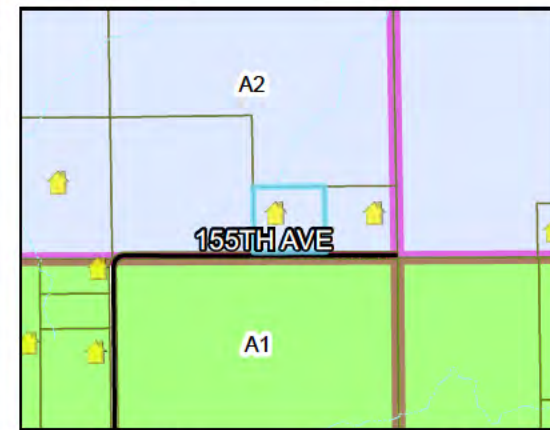
A2 Zoned District

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



0 35 70 140 210  
US Feet

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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)

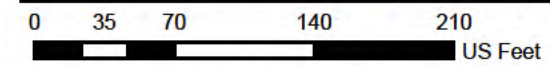
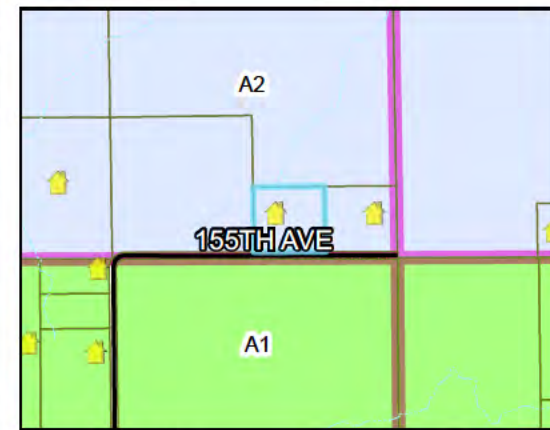
A2 Zoned District

The SW 1/4 of the SE 1/4 of Section  
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Request for CUP to operate a well drilling  
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### Legend

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Lakes & Other Water Bodies	Bluffland Protected Soils
Shoreland	<b>FEMA Flood Zones</b>
Historic Districts	2% Annual Chance
Parcels	A
Registered Feedlots	AE
Dwellings	AO
Municipalities	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)

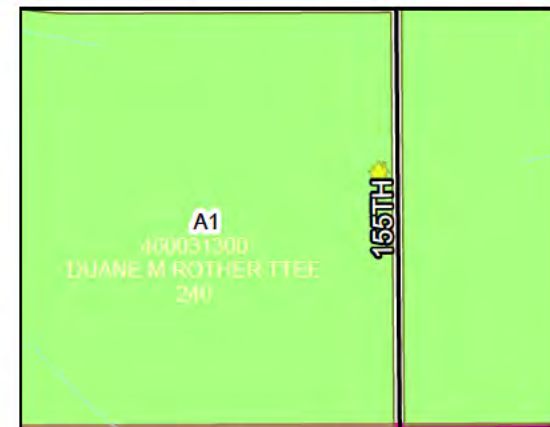
A2 Zoned District

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Request for CUP to operate a well drilling  
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the property

**Legend**

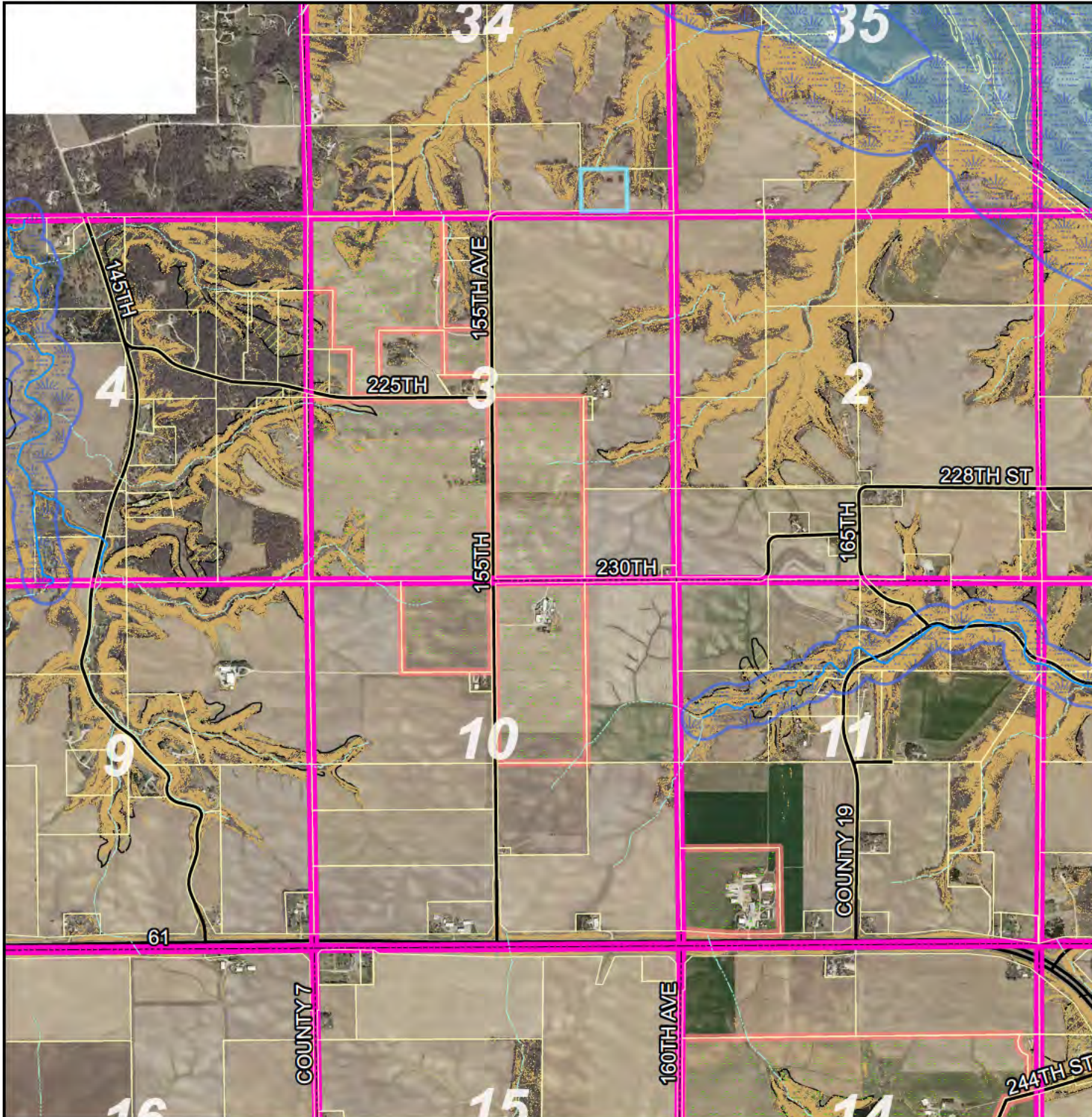
- |  |                            |  |                           |
|--|----------------------------|--|---------------------------|
|  | Intermittent Streams       |  | Blufflands                |
|  | Protected Streams          |  | 30% Slope or Greater      |
|  | Lakes & Other Water Bodies |  | Bluffland 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

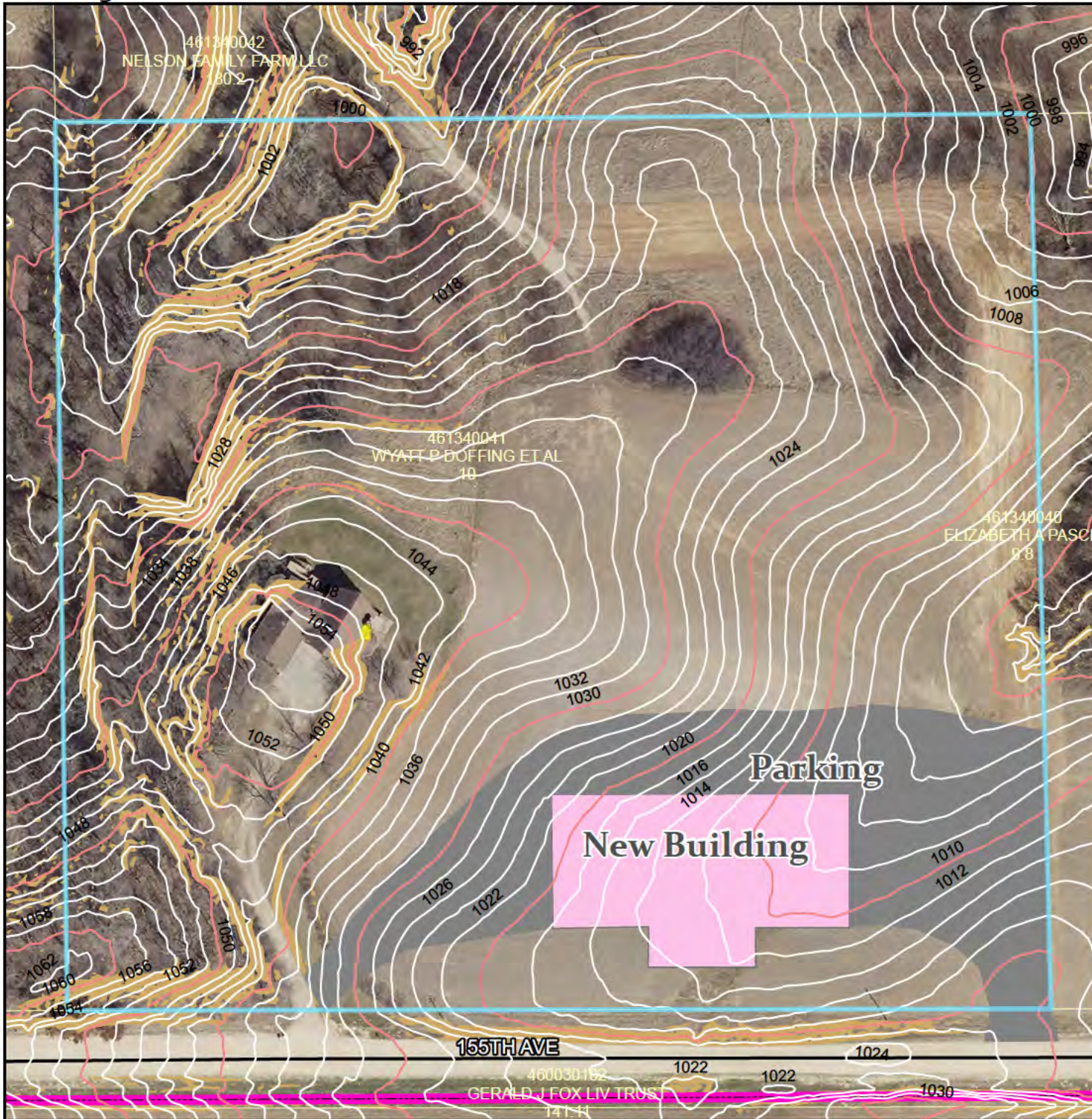
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# MAP 03: ELEVATIONS



## PLANNING COMMISSION

PAC Meeting  
September 16, 2024

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

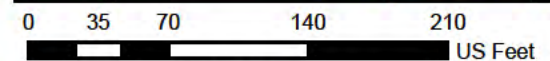
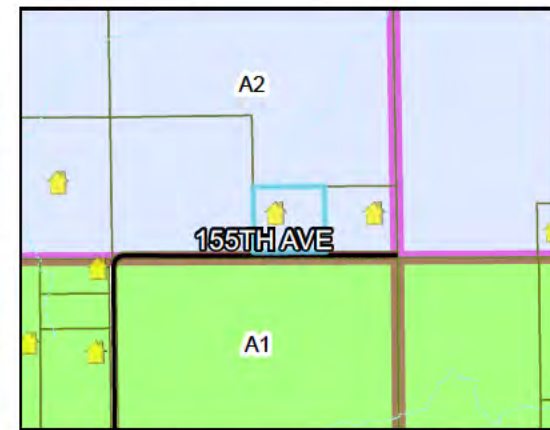
A2 Zoned District

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Request for CUP to operate a well drilling  
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### Legend

Intermittent Streams	Blufflands
Protected Streams	30% Slope or Greater
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Shoreland	<b>FEMA Flood Zones</b>
Historic Districts	2% Annual Chance
Parcels	A
Registered Feedlots	AE
Dwellings	AO
Municipalities	X



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