

To: Planning Advisory Commission
From: Land Use Management
Meeting Date: December 16th, 2024
Report date: December 6th, 2024

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request, submitted by Sarah Rohr (Applicant) on behalf of Jeffrey Rohr (Owner) to rezone 3.96 acres from A-3 (Urban Fringe District) to R-1 (Suburban Residence District).

Application Information:

Applicant: Sarah Rohr (Owner)

Address of zoning request: 33355 Territorial Road Lake City, MN 55041

Parcel(s): 32.200.0320

Abbreviated Legal: Part of the S ½ of the NW ¼ of Sec 31 Township 112 Range 12 in Florence Township

Township Information: Staff has instructed the Applicant to contact the Township. As of the writing of this report, staff has not been notified of any Township decision.

Attachments and links:

Applications and submitted project summary

Site Map(s)

Project Review (Rezone)

Goodhue County Zoning Ordinance (GCZO):

<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Overview:

Sarah Rohr (Applicant) on behalf of Jeffrey Rohr (Owner), has submitted a “change of zone” request for a 3.96-acre parcel in Florence Township to rezone the property from A3 (Urban Fringe District) to R1 (Suburban Residence District) to allow the potential to establish one dwelling site. The current A3 zoning classification does not allow a dwelling establishment on the property due to the A3 minimum lot size of 35 acres per principal building or use.

Project Summary:

Property Information

- The property consists of one parcel comprising approximately 3.96 acres. This parcel was two parcels that were combined in late 2024, parcel 32.200.0330 at 0.8 acres and parcel 32.200.0320 at 2.83 acres.
- Adjacent properties are zoned A3 to the north, west, and south, and R-1 (Suburban Residential District) to the east.
- The property is surrounded by medium-density residential development and land used for row crop agriculture. This section of Florence Township is a mixture of A-3 and R-1 Zoned properties with land in the City of Lake City also present.

- The property is not located within a Historic Preservation District. It is not anticipated that any historic amenities will be negatively impacted as a result of the rezoning.
- No portions of the property are designated Shoreland or Floodplain.

Proposed Uses:

- If rezoned, the 3.96-acre parcel would be eligible for another dwelling site due to the R-1 District’s 1-acre minimum lot size provisions. Septic system installation will be permitted by Goodhue County Environmental Health and must be properly designed and inspected according to state and county rules.

Accessibility:

- The Right-of-Way authority for Territorial Road, is Florence Township. Future driveway access onto Territorial Road would need to be approved by the Township prior to construction.

Planning Information:

- The R-1 District is intended to provide a district that defines and protects areas suitable for low to medium-density residential development as the principal use of the land and to allow related facilities desirable for a residential environment. It is also intended that the district allows varying densities of development in accordance with the ability to provide water and sewer facilities.
- The 3.96 acres to be rezoned are currently occupied by one dwelling. There are no registered Feedlots within 1,000 feet or 96% OFFSET odor annoyance-free distance.
- There is a Mineral Extraction facility located south of the parcel. The Applicant and Owner have been informed that they are less than 1000 feet from the Mineral Extraction Facilities property line. If rezoned, they will need written consent from the Mineral Extraction Facility Owner to build a dwelling less than 1000 feet from the Mineral Extraction Facilities property line before issuance of a building permit.
- The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Burkhardt Sandy Loam	0-6%	3.96	100%	Farmland of Statewide Importance

Goodhue County Comprehensive Plan:

- The proposed rezone appears compatible with the goals and objectives of the Goodhue County Comprehensive Plan:

“Support the establishment of rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County”

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 map amendment request from Sarah Rohr (Applicant) on behalf of Jeffrey Rohr (Owner) to rezone 3.96 acres from A-3 (Urban Fringe District) to R-1 (Suburban Residence District).

RECEIVED

NOV 07 2024

Land Use Management

Staff Use Only	
Permit #	Z 24-00.53
Date	11/7/2024
\$500 RECEIPT#	18558

APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME: Sarah Rohr	
APPLICANT'S ADDRESS: 25578 705TH ST Lake City, MN 55041	TELEPHONE:
	EMAIL:
CONTACT FOR PROJECT INFORMATION: Jeff Rohr Same as Above <input type="checkbox"/>	
ADDRESS: 33355 Territorial Rd Lake City, MN	TELEPHONE:
	EMAIL:

- Map Amendment - Parcel: 322000330²; Current District: A3 Requested District: R1
- Parcel: 322000320; Current District: A3 Requested District: R1
- Parcel: _____; Current District: _____ Requested District: _____

1. Stated reason for map amendment(s) requested:
Rezone to R1 to join parcels.
2. Proposed future use(s) of the property to be rezoned:
Split parcel to build 1 home.
3. Compatibility of the proposed zoning district with existing land uses in the area:
adjacent R1 property and nearby R1 Properties.
4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:
parcel is too small to be of agricultural use anyway.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

1. The information presented is true and correct to the best of my knowledge.
2. If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by certified USPS.
3. Other information or applications may be required.

Signature: Sarah Rohr Date: 11.7.2024

Print name: Sarah Rohr owner or authorized agent

MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
December 16, 2024

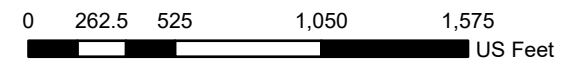
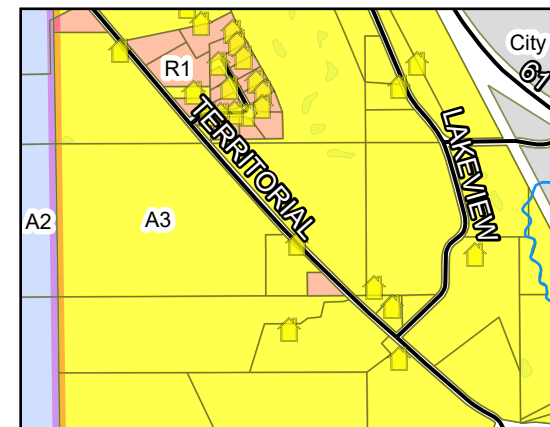
Sarah Rohr (Applicant) on behalf of
Jeffrey Rohr (Owner)
A-3 Zoned District.

Part of the S 1/2 of the NW 1/4 of
Section 31 Township 112 Range 12
in Florence Township.

Request to rezone 2.83 acres from A-3
(Urban Fringe District) to R-1
(Suburban Residential District).

Legend

	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		30
	Lakes & Other Water Bodies		
	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 November, 2024 by LUM



PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP

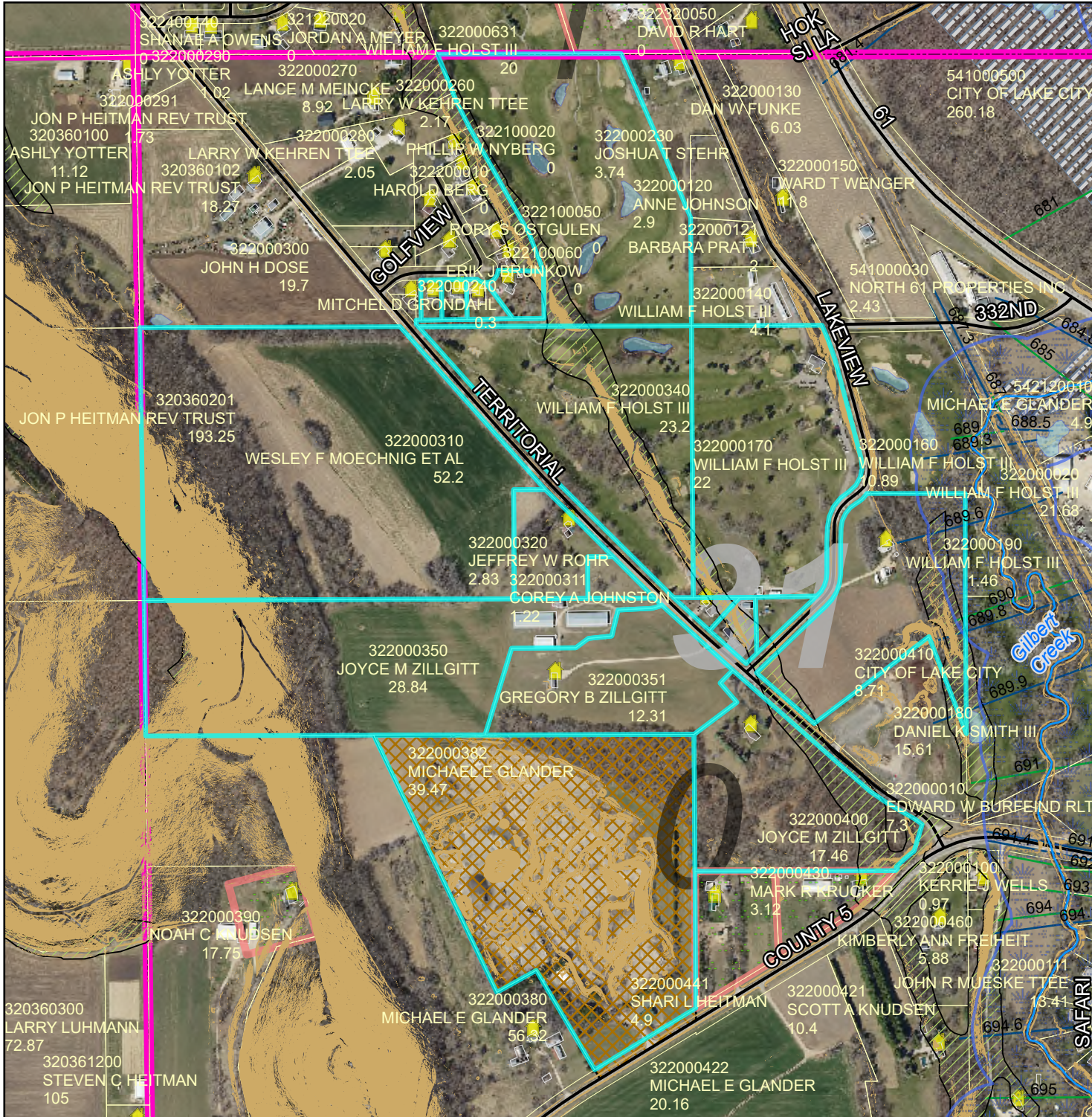
PLANNING COMMISSION

Public Hearing
December 16, 2024

Sarah Rohr (Applicant) on behalf of
Jeffrey Rohr (Owner)
A-3 Zoned District.

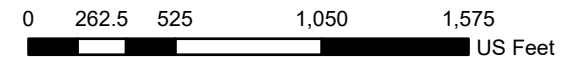
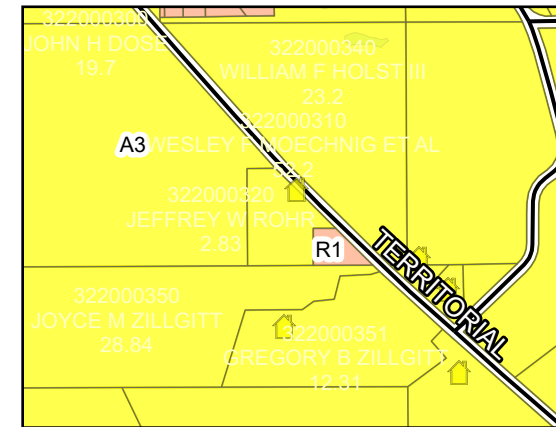
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Request to rezone 2.83 acres from A-3
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Legend

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



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MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
December 16, 2024

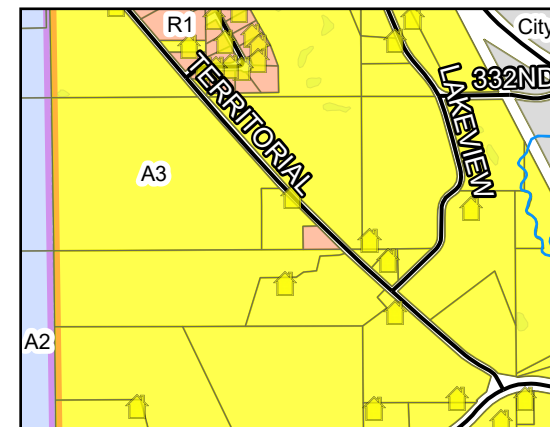
Sarah Rohr (Applicant) on behalf of
Jeffrey Rohr (Owner)
A-3 Zoned District.

Part of the S 1/2 of the NW 1/4 of
Section 31 Township 112 Range 12
in Florence Township.

Request to rezone 2.83 acres from A-3
(Urban Fringe District) to R-1
(Suburban Residential District).

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



0 25 50 100 150
US Feet

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2024 Aerial Imagery
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MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

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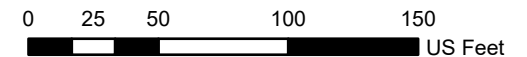
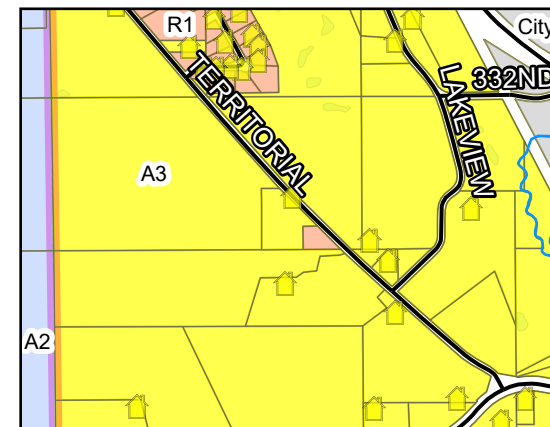
Sarah Rohr (Applicant) on behalf of
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A-3 Zoned District.

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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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2024 Aerial Imagery
Map Created November, 2024 by LUM



322000310
WESLEY F MOECHNIG ET AL
52.2

322000340
WILLIAM F HOLST III
23.2

Approx
1.62 acres

TERRITORIAL

322000320
JEFFREY W ROHR
2.83

Approx
2.35 acres

322000311
COREY A JOHNSTON
1.22

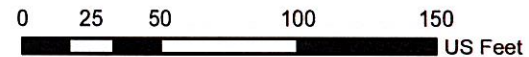
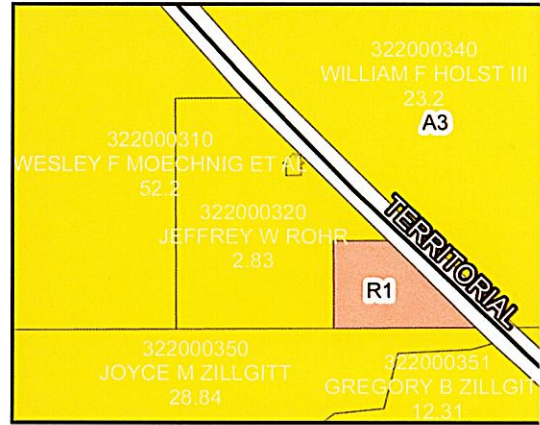
322000350
JOYCE M ZILLGITT
28.84

SITE PLAN

State the use of the property. Show the size, shape and location of structures with distance to property lines and location of ALL wells and septic systems.

Legend

- Dwelling Point
- Section Lines
- Tax Parcels
- Shoreland
- Intermittent
- Protected
- Blufflands**
- Soils_Type**
- Slope
- Soils

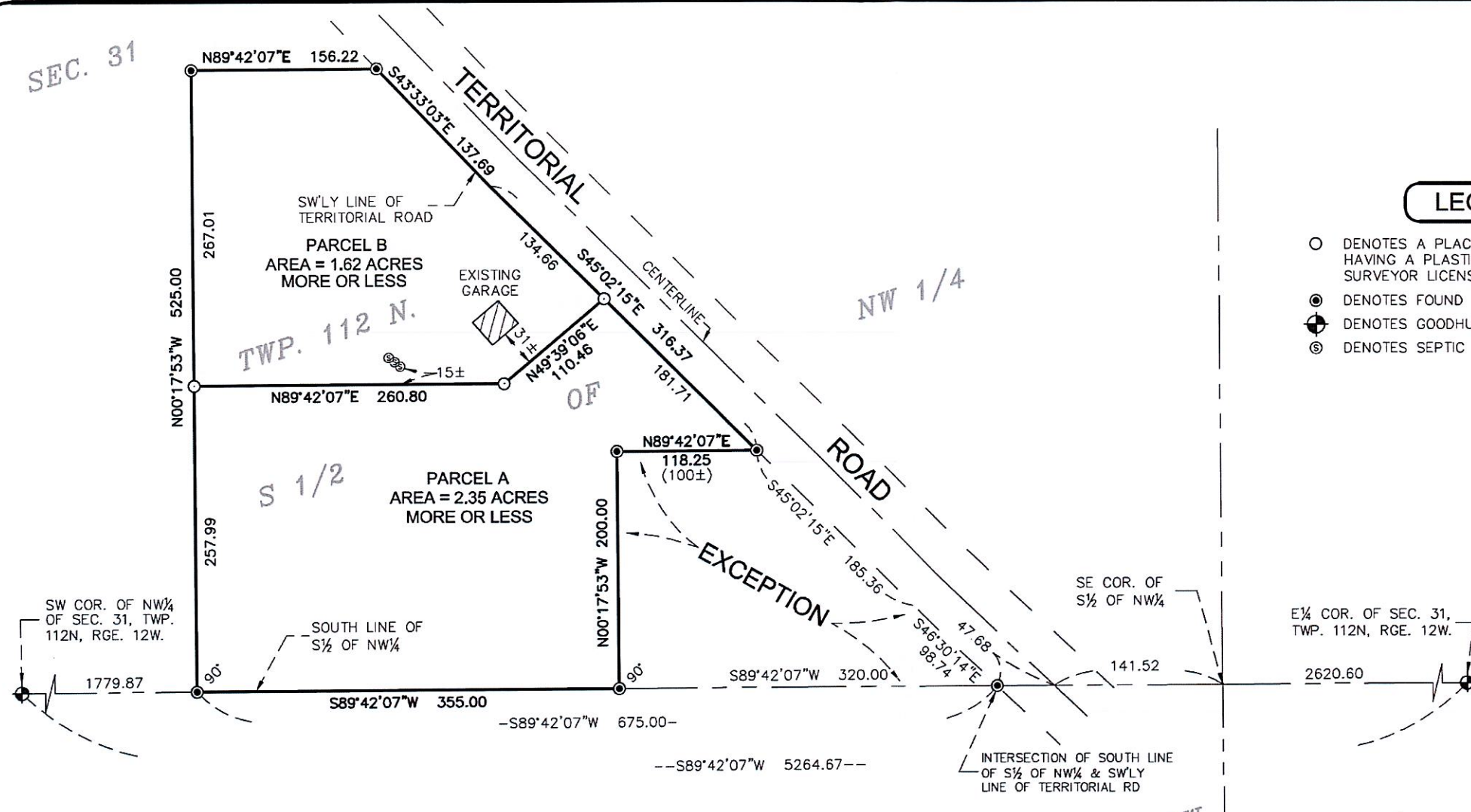


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2024 Aerial Imagery
Map Created November, 2024 by William Lenzen



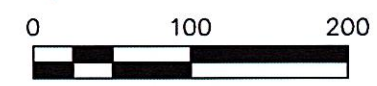
SEC. 31



LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES GOODHUE COUNTY P.L.S. CORNER.
- ⊙ DENOTES SEPTIC VENT.

NOTE:
The property is subject to a public roadway easement for Territorial Road. No research was performed to determine if there was a written easement granted to establish this road. If no documents were recorded, then this road easement exists by prescription, or usage, by authority of Min. Stat. 160.05, subd. 1 and has a right of way width which varies based on what is actually used for the physical roadway and its appurtenances.



BEARINGS SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN)

path: S:\Share\STR\CERTS\112-12\31\JOE ROHR\JOE ROHR.dwg

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1203 MAIN STREET, RED WING, MN 55066
(651) 388-1558

CERTIFICATE OF SURVEY FOR:
JOE ROHR

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
Date: November 20, 2024
Marcus S. Johnson
Minnesota License No. 47460

W.O.# 24-991
DRAWING NUMBER S-11692
SHEET 1 OF 2 SHEETS

PARCEL A PROPOSED PROPERTY DESCRIPTION

That part of the South Half of Northwest Quarter of Section Thirty One in Township One Hundred Twelve North, Range Twelve West which lies southwest of Territorial Road, described as follows, to-wit: Beginning at the intersection of the south line of said South half of Northwest Quarter and the southwesterly line of said Territorial Road for a point of beginning, thence westerly along the south line of said South 1/2 of the NW 1/4 a distance of 675 feet, thence northerly at right angles a distance of 525 feet, thence easterly parallel to the south line of said South 1/2 of the Northwest 1/4 to the southwesterly line of said Territorial Road, thence south along the southwesterly line of said territorial road to the point of beginning.

Which lies southerly of the following described line:

Commencing at the intersection of the south line of said South Half of the Northwest Quarter and the southwesterly line of said Territorial Road; thence on an assumed bearing of South 89 degrees 42 minutes 07 seconds West, along the south line of said South Half of the Northwest Quarter, a distance of 675.00 feet, thence North 00 degrees 17 minutes 53 seconds West, at right angles to said south line, a distance of 257.99 feet to the point of beginning of the line to be described; thence North 89 degrees 42 minutes 07 seconds East, a distance of 260.80 feet; thence North 49 degrees 39 minutes 06 seconds East, a distance of 110.46 feet to the southwesterly line of said Territorial Road and there terminating.

EXCEPT:

Therefrom one acre more or less described as follows: That part of the South Half of Northwest Quarter of Section Thirty One in Township One Hundred Twelve North Range Twelve West which lies southwest of the Territorial Road described as follows, to-wit: Beginning at the intersection of the south line of said South half of Northwest Quarter and the southwesterly line of said Territorial Road for a point of beginning, thence westerly 320 feet along the south line of South 1/2 of the NW 1/4, thence northerly at right angles a distance of 200 feet, thence easterly parallel to the south line approximately 100 feet more or less to the southwesterly line of the Territorial Road, thence south along the southwesterly line of said Territorial Road to the point of beginning.

PARCEL B PROPOSED PROPERTY DESCRIPTION

That part of the South Half of Northwest Quarter of Section Thirty One in Township One Hundred Twelve North, Range Twelve West which lies southwest of Territorial Road, described as follows, to-wit: Beginning at the intersection of the south line of said South half of Northwest Quarter and the southwesterly line of said Territorial Road for a point of beginning, thence westerly along the south line of said South 1/2 of the NW 1/4 a distance of 675 feet, thence northerly at right angles a distance of 525 feet, thence easterly parallel to the south line of said South 1/2 of the Northwest 1/4 to the southwesterly line of said Territorial Road, thence south along the southwesterly line of said territorial road to the point of beginning.

Which lies northerly of the following described line:

Commencing at the intersection of the south line of said South Half of the Northwest Quarter and the southwesterly line of said Territorial Road; thence on an assumed bearing of South 89 degrees 42 minutes 07 seconds West, along the south line of said South Half of the Northwest Quarter, a distance of 675.00 feet, thence North 00 degrees 17 minutes 53 seconds West, at right angles to said south line, a distance of 257.99 feet to the point of beginning of the line to be described; thence North 89 degrees 42 minutes 07 seconds East, a distance of 260.80 feet; thence North 49 degrees 39 minutes 06 seconds East, a distance of 110.46 feet to the southwesterly line of said Territorial Road and there terminating.

path: S:\Share\STR\CERTS\112-12\31\JOE ROHR\JOE ROHR.dwg



JOHNSON & SCOFIELD INC.
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1203 MAIN STREET, RED WING, MN 55066
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CERTIFICATE OF SURVEY FOR:

JOE ROHR

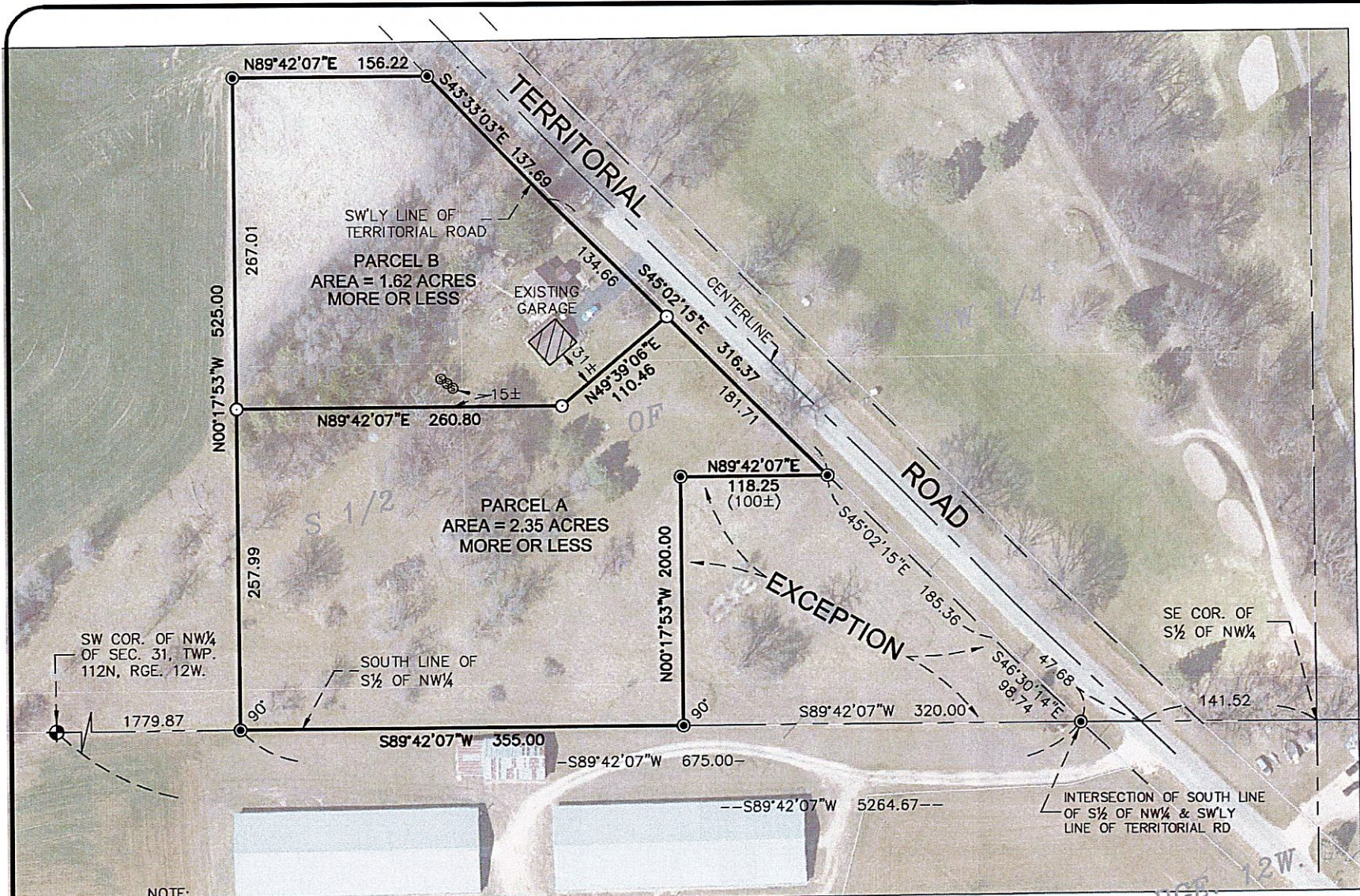
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: November 20, 2024

Marcus S. Johnson
Minnesota License No. 47460

W.O.# 24-991 DRAWING NUMBER S-11692

SHEET 2 OF 2 SHEETS

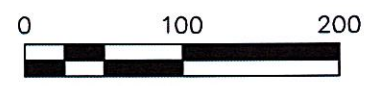


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LEGEND

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- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES GOODHUE COUNTY P.L.S. CORNER.
- ⊙ DENOTES SEPTIC VENT.

E 1/4 COR. OF SEC. 31, TWP. 112N, RGE. 12W.



BEARINGS SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN)

path: S:\Share\STR\CERTS\112-12\31\JOE ROHR\JOE ROHR.dwg

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 Minnesota License No. 47460

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 SHEET 1 OF 2 SHEETS