



GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Planning Commission
Government Center - Board Room
509 West 5th St, Red Wing MN 55066
February 12, 2018
7:00 pm

Planning Advisory Commission

Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. Approval Of Previous Month's Meeting Minutes: December 2017

Documents:

[MINUTES_DECEMBER2017_PAC_DRAFTANDATTACHMENT.PDF](#)

Appointment Of Chair And Vice Chair And BOA Representative

Conflict/Disclosure Of Interests

Public Hearing

1. PUBLIC HEARINGS: Jason Augustine (Applicant/Owner)
17510 County 41 Blvd Red Wing MN 55066, Parcel 42.001.1001, Part of the NE ¼ of SW ¼ and Part of the NW ¼ of SE ¼, Sect 1 Twp 112 Range 16, in Vasa township. A3 Zoned District.
 1. Review of Augie's Trucking existing CUP, Conditional Use Permit (CUP) to operate a trucking and repair business in an A3, Urban Fringe district. Approved by County Board – 11/1/2016 (Doc # 636570).
 2. Expansion and Amendment of an existing CUP Proposed amendments to the Jason Augustine (applicant/owner) and Augie's Trucking CUP to allow additional trucks, more parking, and expansion of shop building.

Documents:

[PAC_PACKET_2016_AUGIES_TRUCKING_CUP_REVIEW.PDF](#)
[PAC_PACKET_2018_AUGIES_TRUCKING_CUP_AMENDMENTS.PDF](#)

2. PUBLIC HEARING: IUP For A Home Business, Jason Banks (Applicant/Owner)
JB Heating & Air, 35314 Martin ST, Lake City, MN 55041
R1 Zoned District, Parcel 32.136.0240, Lot 3 Block 2, Eagle Vista Estates 2 in Florence Township.
Request for an Interim Use Permit (IUP) to continue an existing Home Business in a detached accessory structure.

Documents:

[PACPACKET_BANKS_R.PDF](#)

3. PUBLIC HEARINGS: Teri Meads/Beccah Risdall(Applicants)/ Gary Arnston (Owner)
37533 CTY 14 BLVD, Dennison, MN 55018,Parcels 45.024.1901 & 45.024.1100, Part of the NW ¼ of

the SE ¼ Section 24 Twp 111 Range 18 in Warsaw Township. R1 Zoned District

1. Map Amendment (Rezone)

Request for a map amendment to rezone 2 parcels from R1 to A2, Parcels 45.024.1901 & 45.024.1100,

2. CUP for a Non-Agricultural Use Associated with Agri-tourism (Wedding and Event Center)

Request for a conditional use permit (CUP) to establish a Wedding and Event Center with a proposed maximum occupancy of 300 guests.

3. CUP for a Bed and Breakfast Inn

Request for a conditional use permit (CUP) to establish a Bed and Breakfast Inn with a proposed maximum occupancy of 15 guests.

4. CUP for a Retreat Center

Request for a conditional use permit (CUP) to establish a Retreat Center with a proposed maximum occupancy of 50 guests.

Documents:

[PACPACKET_RISDALL_FEB2018_R.PDF](#)

Other-Discussion

1. Staff Updates

- PAC: Application of Bylaws and Offices and Duties
- Conservation Subdivision Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

**PLANNING COMMISSION
GOODHUE COUNTY, MN
DECEMBER 11th, 2017 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 5:55 PM by Chair Tom Drazkowski at the Goodhue County Government Center 3rd Floor Board Room in Red Wing, Minnesota.

Roll Call

Commissioners Present: Ron Allen, Len Feuling, Tom Gale, Tom Drazkowski, Darwin Fox, Sarah Pettit, and Richard (Dick) Nystuen

Commissioners Absent: Marc Huneke and Richard Bauer

Staff Present: Land Use Management Director Lisa Hanni, Zoning Administrator Mike Wozniak, Zoning Assistant Kate Eiyneck, Zoning Assistant Ryan Bechel, SWCD Beau Kennedy: Water Planner, Wetland Administrator

1. Approval of Agenda

¹Motion by Commissioner Fox; seconded by Commissioner Feuling to approve the meeting agenda. Motion carried 7:0

2. Approval of Minutes

²Motion by Commissioner Feuling; seconded by Commissioner Gale to approve the previous month's meeting minutes. Motion carried 7:0

3. Conflict/Disclosure of Interest

Commissioner Gale reported a conflict of interest regarding the John Frawley agenda item and has recused himself from voting on the matter.

4. PUBLIC HEARING:

CUP John Frawley– 26273 County 7 Blvd Welch MN 55089, MXH mixed Use Hamlet Zoned District, Parcel 46.028.0300; Part of the NW1/4 of NE ¼ Sect 28 Twp 113 Range 16 in Welch Township. Request for CUP for a change in land use from those documented in the initial establishment of the MXH District.

Mike Wozniak (Wozniak) presented the staff report and attachments.

Revised staff report (attachment), Hours of Operation from 7:00am-11:00pm, and County Engineer Greg Isakson's recommendation attached garage and access off County 7.

Commissioner Drazkowski inquired about the garage configuration and if there would be parking in the garage.

Mr. Frawley said that there would not be parking in the garage and that it might be used for event space.

Chair Drazkowski opened the Public Hearing.

No one spoke for nor against the request.

³After Chair Drazkowski asked three times for comments. It was moved by Commissioner Feuling and seconded by Commissioner Fox to close the public hearing. Motion carried 7:0.

Commissioner Drazkowski asked if there was any further discussion.

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GOODHUE COUNTY, MN
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Commissioner Fueling asked if the estimated 13 parking spaces would be enough for 50 people.

Wozniak clarified that on street parking is NOT allowed.

Commissioner Fox stated that if they have parking needs that cannot be met onsite they will need to contract with other land owners and there are other public parking spaces within walking distance of the Creamery.

Commissioner Pettit had concerns about a lot of people walking to offsite parking. Offsite parking might be acceptable during the day, but could there be a safety issue at night. The road ways are narrow and there are not designated walkways for pedestrians.

Commissioner Drazkowski asked about speed limit in the area.

Commissioner Fox stated that it is 30 miles per hour in that area.

Commissioner Allen mentioned parking at the post office in the evenings.

Commissioner Fox commented that the proposal was heard by the Welch Township Board and was well received. The Hamlet zoning has not yet been adopted by the Township and they are deferring the CUP decision to the County.

Wozniak commented that this proposal represents the adaptive reuse of a historic building and one of the intents of the Hamlet district zoning.

⁴Motion by Commissioner Feuling seconded by Commissioner Pettit, for the Planning Advisory Commission to:

- adopt the revised 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 of John Frawley for a Conditional Use Permit to allow a residential dwelling unit (apartment) and an Event Center (Kitchen, Restrooms and Meeting/Assembly Space). Subject to the following conditions:

1. The Applicant must obtain a building permit from the County prior to business use of the "Event Center" to address building code requirements for public use of the facility.
2. Prior to start of business operation of the Event Center the applicant must provide a site plan and description to provide up to 13 off-street parking spaces.
3. The Event Center shall be limited to groups not to exceed fifty (50) people.
4. Hours of Operation for the Event Center are limited to 7:00 AM to 11:00 PM.
5. No parking shall be permitted between the attached garage and County 7 Blvd.
6. Prior to the use of the facility as an event center or cooking school the applicant must provide an assessment of the facilities wastewater needs to the Welch Sewer Cooperative Association which must be performed by the current Septic System Service Provider of the Welch Community Septic System.
7. The Applicant must obtain a driveway access permit from the County Engineer prior to start of business operations of the Event Center or any use of the attached garage/driveway.

Parcel 46.028.0300; -- 0.38 Acres Part of NW 1/4 of NE 1/4 Sect 28 Twp 113 Range in Welch Township (Doc #23401).

Motion carried 6:0 (Commissioner Gale abstaining)

**PLANNING COMMISSION
GOODHUE COUNTY, MN
DECEMBER 11th, 2017 MEETING MINUTES
DRAFT**

5. PUBLIC HEARING: to consider Goodhue County Ordinance updates

Timber Harvesting: Article 10 (Definitions) and Article 11 (Performance Standards) and Article 21 -24 (District Regulations) in reference to Timber Harvesting

Lisa Hanni (Hanni) presented the staff report and attachments.

Commissioner Drazkowski asked if there was any further discussion.

There was discussion about the type and intensity of project that would require a permit.

The Goodhue County Fee schedule

<http://www.co.goodhue.mn.us/DocumentCenter/View/12263> also lists a penalty of \$500 for working without a permit.

Commissioner Allen the commented that perhaps the fee should be higher.

Chair Drazkowski opened the Public Hearing.

Commissioner Paul Drotos from district 5 stated his thanks. This issue came out of a concern from a constituent. He had three concerns: Forest conservation, invasive species, and view shed. Commissioner Drotos stated agrees with Commissioner Allen that the \$500 fine for working without a permit may not be high enough.

⁵After Chair Drazkowski asked three times for comments. It was moved by Commissioner Fox and seconded by Commissioner Feuling to close the public hearing. Motion carried 7:0

Commissioner Pettit asked if fire wood could be cut and used on site.

LUM staff clarified that generally small amounts of cutting and use on site would not require a permit but would be subject to Forest management and should be conducted consistent with current best management practice.

Commissioner Drazkowski asked if there was any further discussion.

⁶Motion by Commissioner Pettit seconded by Commissioner Fox, for the Planning Advisory Commission to:

- adopt the staff report into the record and;
Recommend the County Board of Commissioners **ADOPT** the proposed amendments A Timber Harvesting: Article 10 (Definitions) and Article 11 (Performance Standards) and Article 21 -24 (District Regulations) in reference to Timber Harvesting

Motion carried 7:0

6. PUBLIC HEARING: to consider Goodhue County Ordinance updates

Article 31 Shoreland Regulations: Consideration of Amendments to Goodhue County Zoning Ordinance buffer language to parallel the recently updated its Shoreland buffer regulations by the Minnesota legislature.

Lisa Hanni (Hanni) presented the staff report and attachments.

Commissioner Drazkowski asked if Goodhue County Article 31 Shoreland Regulations are matching with the state.

Hanni confirmed that Goodhue County is conforming and that she had been working with BWSR and DNR for the past 2 years on this topic.

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Beau Kennedy with Goodhue County SWCD also clarified that alternative practices had to be taken into account.

Housekeeping updates: Article 4 Conditional Uses and Interim Uses, Housekeeping updates to Section 2 Application for Conditional/Interim Use Permit

Lisa Hanni (Hanni) presented the staff report and attachments.

Housekeeping updates: Article 10 (Definitions) and Article 11 (Performance Standards) and Article 21 -24 (District Regulations) in reference to terms already appearing in Ordinance lacking definitions

Lisa Hanni (Hanni) presented the staff report and attachments.

Article 26 MXH Mixed Use Hamlet Zone District: Sect 7. Lot size, setback, yard and height requirements

Lisa Hanni (Hanni) presented the staff report and attachments.

Chair Drazkowski opened the Public Hearing.

No one spoke for nor against the request

After Chair Drazkowski asked three times for comments. It was moved by Commissioner Fox and seconded by Commissioner Feuling to close the public hearing. Motion carried 7:0

Commissioner Drazkowski asked if there was any further discussion.

8Motion by Commissioner Feuling seconded by Commissioner Allen, for the Planning Advisory Commission to:

- adopt the staff report into the record and;

Recommend the County Board of Commissioners **ADOPT** the proposed amendments to Article 31 Shoreland Regulations: Consideration of Amendments to Goodhue County Zoning Ordinance buffer language to parallel the recently updated its Shoreland buffer regulations by the Minnesota legislature.

- adopt the staff report into the record and;

Recommend the County Board of Commissioners **ADOPT** the proposed amendments for Housekeeping updates: Article 4 Conditional Uses and Interim Uses, Housekeeping updates to Section 2 Application for Conditional/Interim Use Permit

- adopt the staff report into the record and;

Recommend the County Board of Commissioners **ADOPT** the proposed amendments to Housekeeping updates: Article 10 (Definitions) and Article 11 (Performance Standards) and Article 21 - 24 (District Regulations) in reference to terms already appearing in Ordinance lacking definitions.

- adopt the staff report into the record and;

Recommend the County Board of Commissioners **ADOPT** the proposed amendments to Article 26 MXH Mixed Use Hamlet Zone District: Sect 7. Lot size, setback, yard and height requirements

Motion carried 7:0

Other discussion:

February meeting with the Townships

9Adjourn: Moved by Commissioner Allen, second by Commissioner Feuling, to adjourn the Planning Commission meeting at 7:00 p.m.

Motion carried 7:0.

Respectfully Submitted, Kate Eiyneck; Recording Secretary

**PLANNING COMMISSION
GOODHUE COUNTY, MN
DECEMBER 11th, 2017 MEETING MINUTES
DRAFT**

¹ APPROVE the PAC meeting agenda.

Motion carried 7:0.

² APPROVE the previous month's meeting minutes.

Motion carried 7:0.

³ Motion to close the Public Hearing.

Motion carried 7:0

⁴ Motion to Recommend the County Board of Commissioners **APPROVE** the request of John Frawley for a Conditional Use Permit to allow a residential dwelling unit (apartment) and an Event Center (Kitchen, Restrooms and Meeting/Assembly Space).

Motion Carried 6:0

⁵ Motion to close the Public Hearing.

Motion carried 7:0

⁶ Motion to

- adopt the staff report into the record and Recommend the County Board of Commissioners **ADOPT** the proposed amendments A Timber Harvesting: Article 10 (Definitions) and Article 11 (Performance Standards) and Article 21 -24 (District Regulations) in reference to Timber Harvesting

Motion Carried 7:0

⁷ Motion to close the Public Hearing.

Motion carried 7:0

⁸ Motion to

- adopt the staff report into the record and Recommend the County Board of Commissioners **ADOPT** the proposed amendments to Article 31 Shoreland Regulations: Consideration of Amendments to Goodhue County Zoning Ordinance buffer language to parallel the recently updated its Shoreland buffer regulations by the Minnesota legislature.

- adopt the staff report into the record and;

Recommend the County Board of Commissioners **ADOPT** the proposed amendments for Housekeeping updates: Article 4 Conditional Uses and Interim Uses, Housekeeping updates to Section 2 Application for Conditional/Interim Use Permit

- adopt the staff report into the record and;

Recommend the County Board of Commissioners **ADOPT** the proposed amendments to Housekeeping updates: Article 10 (Definitions) and Article 11 (Performance Standards) and Article 21 -24 (District Regulations) in reference to terms already appearing in Ordinance lacking definitions.

- adopt the staff report into the record and;

Recommend the County Board of Commissioners **ADOPT** the proposed amendments to Article 26 MXH Mixed Use Hamlet Zone District: Sect 7, Lot size, setback, yard and height requirements

Motion Carried 7:0

⁹ ADJOURN the Planning Commission meeting.

Motion carried 7:0

UNOFFICIAL COPY - NOT APPROVED BY THE PAC

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director



County Surveyor / Recorder

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Commission
From: Land Use Management
Meeting Date: December 11, 2017
Addendum to Report date: December 11, 2017

PUBLIC HEARING: CUP John Frawley– 26273 County 7 Blvd Welch MN 55089, MXH Mixed Use Hamlet Zoned District, Parcel 46.028.0300; Part of the NW1/4 of NE ¼ Sect 28 Twp 113 Range 16 in Welch Township. Request for CUP for a change in land use from those documented in the initial establishment of the MXH District.

REVISED STAFF RECOMMENDATION

Staff Recommendation:

LUM Staff recommends the Planning Commission

- adopt the staff report into the record (dated November 30, 2017);
 - 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 of John Frawley for a Conditional Use Permit to allow a residential dwelling unit (apartment) and an Event Center (Kitchen, Restrooms and Meeting/Assembly Space). Subject to the following conditions:

1. The Applicant must obtain a building permit from the County prior to business use of the “Event Center” to address building code requirements for public use of the facility.
2. Prior to start of business operation of the Event Center the applicant must provide a site plan and description to provide up to 13 off-street parking spaces.
3. The Event Center shall be limited to groups not to exceed fifty (50) people.
4. Hours of Operation for the Event Center are limited to 10:00 AM to 10:00 PM.
5. No parking shall be permitted between the attached garage and County 7 Blvd.
6. Prior to the use of the facility as an event center or cooking school the applicant must provide an assessment of the facilities wastewater needs to the Welch Sewer Cooperative Association which must be performed by the current Septic System Service Provider of the Welch Community Septic System.
7. The Applicant must obtain a driveway access permit from the County Engineer prior to start of business operations of the Event Center or any use of the attached garage/driveway.

Parcel 46.028.0300; -- 0.38 Acres Part of NW 1/4 of NE 1/4 Sect 28 Twp 113 Range in Welch Township (Doc #23401).

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To: Planning Advisory Commission
From: Land Use Management
Meeting Date: February 12, 2018
Report Date: February 2, 2018

REQUEST: Review of Augie's Trucking existing CUP. Conditional Use Permit (CUP) to operate a trucking and repair business in an A3, Urban Fringe district. Approved by County Board – 11/1/2016 (Doc # 636570).

Application Information:

Applicant: Jason Augustine

PID#42.001.1001

Short Legal Description: Part of the NE 1/4 of SW 1/4 and Part of the NW 1/4 of SE 1/4, Sect 1 Twp 112 Range 16, in Vasa Township

Address of zoning request: 17510 County 41 Blvd Red Wing MN 55066

Zoning district: A3

Attachments:

Site Map

Goodhue County Zoning Ordinance

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

2016 CUP No. X16-0073 – Recorded Doc #636570

County Board Packet for 11/1/2016 - CUP

Summary:

Jason Augustine, Owner of Augie's Trucking obtained approval of a Conditional Use Permit (on 11/1/2016) from the County Board to operate a trucking and repair business in an A3 (Urban Fringe) District subject to the following conditions:

1. The business must comply with all applicable Federal, State and Local Rules and Regulations, including but not limited to building permits and SSTS permits.

To the best understanding of Land Use Management Staff, Augie's Trucking is operating in conformance with applicable Federal, State and Local Rules and Regulations.

2. The applicant shall schedule an inspection by the Goodhue County Building Official to evaluate the accessory structure housing the business for compliance with applicable building code requirements.

The applicant had overlooked scheduling an inspection of the shop/office structure used for business. After being reminded of the requirement the applicant recently scheduled an inspection with Building Official, Doug Morem, which took place on January 24, 2018. Doug has concluded that the existing shop/office building meets

applicable building code requirements for its current use.

3. The applicant must provide evidence (copy of completed MPCA Notification/Change in Status for Aboveground Storage Tanks Form) of compliance with MPCA Rules regarding storage and handling of diesel fuel and waste oil.

The applicant has indicated that they do not store fuel on the property and do not exceed 50 gallons of storage of waste oil. Based on the limited volume of waste oil storage they are not subject to having to submit the "MPCA Notification/Change in Status for Aboveground Storage Tank Form".

3. The business shall be limited to parking/storage of no more than five (5) owner-operated trucks (with trailers not limited).

Four trucks were observed on-site during a November 21, 2017, site visit.

4. Business use shall be limited to truck storage, maintenance, and repair, with an accessory building limited to approximately 40' x 90'.

The trucking and truck repair business was observed to be operating within the 40' x 90', (office/shop) during the November 21, 2017 site visit.

5. A maximum of six (6) non-family employees may be employed on the premises at any time.

Three employees were observed on-site during the November 21, 2017 site visit. The applicant has indicated they have not exceeded 4 employees as of yet.

8. Staff will coordinate a PAC review of the CUP November 2017.

A busy end of the year schedule and a decision not to hold a January 2018, PAC Meeting has resulted in this item being placed on the February 12, 2018, PAC Meeting Agenda.

As referenced above, County Planner and Zoning Administrator, Michael A Wozniak, AICP, conducted a site visit of the Augie's Trucking Property on November 21, 2017. During that visit site facilities and operations were observed. Tasha Miller, Office Manager for Augie's Trucking answered questions and provided an overview of current operations. In addition, the County Building Official inspected the shop/office building used for the business on January 24, 2018.

Land Use Management Staff have concluded that the facilities and operation of Augie's Trucking appear to be in conformance with requirements of the Conditional Use Permit (File No. Z16-0073), and with other applicable regulations.

However, Staff have continued to hear concerns from a nearby property owner over traffic safety related to truck traffic traveling between the Augie's Trucking Site and State Highway 19. Augie's Trucking is located on County Road 41 (a gravel road), approximately ¾ mile from Highway 19. Seven dwelling sites about the stretch of County Road 41 between Augie's Trucking and Highway 19. The concern expressed by the nearby property owner is truck coming to or from Augie's Trucking are driving too fast causing a danger to motorists or pedestrians. Tasha Miller, Office Manager for Augie's Trucking responded to staff questions about the speed of travel of the trucks by stating that they directed drivers to drive slower on County Road 41.

Owners of properties who were notified when the Augie's Trucking CUP was consider by the Planning Advisory Commission back in October of 2016, have been mailed notice that this item will discussed at the February 12, 2018, PAC Meeting.

As a separate item on the February 12, 2018, PAC Meeting Agenda, Augie's Trucking has applied to amend the current CUP, to allow an expansion of the operation (a separate staff report/packet item has been prepared to address the proposed CUP Amendment.

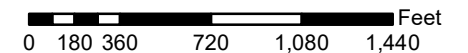
No Action regarding the review of the current Augie's Trucking Conditional Use Permit is required by the Planning Advisory Commission. However, any issues or concerns PAC Members may have may be brought to the attention to the applicant.



PID #420011001
 Zoning District: A3

Jason Augustine
 Augie's Trucking
 CUP Amendment Request

- Legend**
- Stream Center Line STATUS**
- Intermittent
 - Protected
 - Road
 - 2014 Feedlot parcel
 - Tax Parcel
 - Section Line
 - Municipal Boundaries
 - Dwelling Point
- Goodhue_Co_2016.sid**
- RGB**
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



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 or misuse. Goodhue County Copyright 2015.

2014 Aerial Imagery

Map Created 2016 Land Use Management

**STATE OF MINNESOTA
COUNTY OF GOODHUE**

**BOARD OF COMMISSIONERS
CONDITIONAL/INTERIM USE PERMIT
PROCEEDINGS**

FILE NO. Z16-0073

**Jason Augustine and Augie's Trucking Request
for a Conditional Use Permit (CUP)**

DOC#: A- 636570

Certified, Filed, and or Recorded on.

January 20, 2017 1:42 PM

Signed  Deputy

LISA M HANNI

GOODHUE COUNTY RECORDER

Fee Amount: \$46.00

In the matter of: **Jason Augustine and Augie's Trucking** Request for a Conditional Use Permit (CUP) to operate a trucking and repair business in an A3, Urban Fringe district.

Applicant: Jason Augustine

PID#42.001.1001

Short Legal Description: Part of the NE ¼ of SW ¼ and Part of the NW ¼ of SE ¼, Sect 1 Twp 112 Range 16, in Vasa Township

Address of zoning request: 17510 County 41 Blvd Red Wing MN 55066

The project plans have been reviewed with reference to the Goodhue County Zoning Ordinance and the Goodhue County Comprehensive Plan. The Conditional Use Permit application was considered by the Goodhue County Planning Advisory Committee at a public hearing on Monday, October 17, 2016 and the request was considered at a public meeting by the Goodhue County Board of Commissioners on Tuesday, November 01, 2016 Pursuant to Goodhue County Zoning Ordinance the project has been properly noticed by posting to the official newspaper of Goodhue County and a mailing.

IT IS ORDERED:

- adopt the staff report into the record (dated October 26, 2016);
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

The County Board of Commissioners **APPROVE** the Jason Augustine and Augie's Trucking CUP: Request for a Conditional Use Permit (CUP) to operate a trucking and repair business in an A3, Urban Fringe district, subject to the following conditions:

1. The business must comply with all applicable Federal, State and Local Rules and Regulations, including but not limited to building permits and SSTS permits.
2. The applicant shall schedule an inspection by the Goodhue County Building Official to evaluate the accessory structure housing the business for compliance with applicable building code requirements.
3. The applicant must provide evidence (copy of completed MPCA Notification/Change in Status for Aboveground Storage Tanks Form) of compliance with MPCA Rules regarding storage and handling of diesel fuel and waste oil.
4. The business shall be limited to parking/storage of no more than five (5) owner operated trucks (with trailers not limited).
5. Business use shall be limited to truck storage, maintenance, and repair, with an accessory building limited to approximately 40' x 90'.
6. A maximum of six (6) non-family employees may be employed on the premises at any time.
8. Staff will coordinate a PAC review of the CUP November 2017

At 17510 County 41 Blvd Red Wing MN 55066, Part of the NE ¼ of SW ¼ and Part of the NW ¼ of SE ¼, Sect 1 Twp 112 Range 16, in Vasa township, PID 42.001.1001

Rights granted expire one year from the date of approval if not exercised; 11/01/2017.

Date signed: 1-17-2017



Ron Allen, Chairperson

Goodhue County Board of Commissioners

DISCONTINUANCE: A conditional/interim use permit shall expire and be considered null and void one (1) year after the County Board's final decision to grant the permit if the use has not begun. One (1) administrative extension of up to one (1) year may be granted by the Zoning Administrator upon written request of the property owner, provided there is reasonable cause for the request and further provided that the written request is made no less than thirty (30) days prior to expiration of the permit. If no extension has been requested the Zoning Administrator shall record an expiration notice with the County Recorder. A conditional/interim use permit shall be considered null and void if discontinued for a period of one (1) year

STATE OF MINNESOTA)

) ss.

LAND USE MANAGEMENT DEPARTMENT

COUNTY OF GOODHUE)

I, Michael Wozniak, AICP, Planner/Zoning Administrator for Goodhue County, do hereby certify that I have compared the foregoing copy and Order this conditional use permit with the original record thereof preserved in my office, and have found the same to be correct and true transcript.

Dated this 9th day of January, 2017.



Planner/Zoning Administrator, Goodhue County

Drafted by:
Goodhue County Land Use Management Department
509 West Fifth Street
Red Wing MN 55066

(SEAL)

EXHIBIT "A"

That part of the Northeast Quarter of the Southwest Quarter and that part of the Northwest Quarter of the Southeast Quarter, all in Section 1, Township 112 North, Range 16 West, Goodhue County, Minnesota, described as follows:

Commencing at the west quarter corner of said Section 1; thence on an assumed bearing of East, along the east-west quarter line of said Section 1, a distance of 2459.64 feet to the point of beginning of the land to be described; thence South 00 degrees 56 minutes 38 seconds East, a distance 430.92 feet; thence North 87 degrees 38 minutes 19 seconds East, a distance of 219.40 feet; thence North 66 degrees 07 minutes 27 seconds East, a distance of 113.33 feet; thence North 62 degrees 10 minutes 32 seconds East, a distance of 170.76 feet; thence North 00 degrees 23 minutes 35 seconds East, a distance of 296.25 feet to said east-west quarter line of Section 1; thence on a bearing of West, along said east-west quarter line, a distance of 482.99 feet to the point of beginning.

Abstract Property - Goodhue County, Minnesota

42-001-1001

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066



Building | Planning | Zoning
Telephone: 651.385.3104
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Telephone: 651.385.3223
Fax: 651.385.3098

To: County Board
From: Land Use Management
Meeting Date: November 1, 2016
Report Date: October 26, 2016

REQUEST: Jason Augustine and Augie's Trucking CUP: Request for a Conditional Use Permit (CUP) to operate a trucking and repair business in an A3, Urban Fringe district.

Application Information:

Applicant: Jason Augustine

PID#42.001.1001

Short Legal Description: Part of the NE 1/4 of SW 1/4 and Part of the NW 1/4 of SE 1/4, Sect 1 Twp 112 Range 16, in Vasa township

Address of zoning request: 17510 County 41 Blvd Red Wing MN 55066

Zoning district: A3

Township Information: Mr. Augustine attended the Vasa Township meeting on October 11, 2016 where the township signed the application without comment.

Attachments:

Site Map

Goodhue County Zoning

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

Application with Applicant Statement and Comments Applicant provided Site Map

[PAC_PACKET_AUGUSTINE_TRUCKINGANDREPAIRBUSINESS.PDF](#)

Summary

Augie's Trucking is requesting a CUP for Commercial uses primarily intended to serve the agricultural community. The business is currently in operation without having obtained necessary approval from Goodhue County. The trucking business relocated to this location in the spring of 2016, 17510 County 41 Blvd, Red Wing. The business includes a 40' by 50' repair shop building, a fleet of 5 semi-trucks and trailers, and a repair shop. If the Conditional Use is approved, they are planning a 2017 expansion of the repair shop to 40 x 90 feet, followed by additional trucks to their fleet. Hours of Operation: 5:00am until 8:00pm (generally closing at 6:00pm)

Draft Findings of fact to support approval:

- A. The distance between the proposed use and the adjacent dwelling provides a sufficient buffer for potentially conflicting land uses. Increased traffic and corresponding dust control concerns may be minimized with the application of chloride to the gravel road, at least in front of the other residences.

- B. The nature of the business could impact the desirability of surrounding property for future residential use.
- C. The property does appear to have adequate conditions to handle heavy truck traffic generated by the proposed business
- D. The existing drainage conditions do not need to be further graded. It appears to provide adequate drainage to avoid collection of stagnant water, unnecessary runoff to adjoining properties, soil erosion prevention.
- E. It appears that adequate off-street parking and loading space have been provided on the site
- F. The truck hauling and repair operations may create dust and noise at varying hours of operation beyond what is customary for an agricultural property.

PAC recommendation to the County Board:

- **adopt the staff report into the record (dated October 26, 2016);**
- **adopt the findings of fact;**
- **accept the application, testimony, exhibits, and other evidence presented into the record; and**

APPROVE the Jason Augustine and Augie’s Trucking CUP: Request for a Conditional Use Permit (CUP) to operate a trucking and repair business in an A3, Urban Fringe district, subject to the following conditions:

- 1. The business must comply with all applicable Federal, State and Local Rules and Regulations, including but not limited to building permits and SSTs permits.**
- 2. The applicant shall schedule an inspection by the Goodhue County Building Official to evaluate the accessory structure housing the business for compliance with applicable building code requirements.**
- 3. The applicant must provide evidence (copy of completed MPCA Notification/Change in Status for Aboveground Storage Tanks Form) of compliance with MPCA Rules regarding storage and handling of diesel fuel and waste oil.**
- 4. The business shall be limited to parking/storage of no more than five (5) owner operated trucks (with trailers not limited).**
- 5. Business use shall be limited to truck storage, maintenance, and repair, with an accessory building limited to approximately 40’ x 90’.**
- 6. A maximum of six (6) non-family employees may be employed on the premises at any time.**
- 7. The truck traffic shall travel on County Road 41 west of the property for both entering and exiting the property.**
- 8. Staff will coordinate a PAC review of the CUP November 2017.**

**At 17510 County 41 Blvd Red Wing MN 55066, Part of the NE ¼ of SW ¼ and Part of the NW ¼ of SE ¼, Sect 1 Twp 112 Range 16, in Vasa township. , as legally described on EXHIBIT “A” Doc# 625764, PID 42.001.1001
Motion carried 7:0.**

**PLANNING COMMISSION
GOODHUE COUNTY, MN
October 17, 2016 MEETING MINUTES
DRAFT**

6. PUBLIC HEARING Jason Augustine and Augie's Trucking CUP: Request for a Conditional Use Permit (CUP) to operate a trucking and repair business in an A3, Urban Fringe district. 17510 County 41 Blvd Red Wing MN 55066, PID 42.001.1001, Part of the NE ¼ of SW ¼ and Part of the NW ¼ of SE ¼, Sect 1 Twp 112 Range 16, in Vasa township.

Jason and Tasha Augustine were present.

Director Hanni presented the staff report and attachments.

Mr. Augustine stated that the County 41 was a 6 ton road; the trucks are empty when they leave and when they return to the site. They pickup lawn clippings in the metro area then deliver to Nick Reis farm for composing. The truck drivers have been told to slow their speeds to keep dust down. The building expansion is so that they can fit the trucks entirely in the building and close the door while they are working. Township complimented them on the job there are doing, including replacement and repair of a culvert at end of driveway.

Commissioner Nystuen inquired about what part of the trucking business present is supporting the agricultural community.

Mr. Augustine stated that 90% of the current hauling is agricultural, but wants to potentially expand into hauling garbage to the landfills.

There was discussion about the conditions recommended by LUM staff:

- 1. The business shall be limited to parking/storage of no more than five (5) truck/trailers at a time.***
- 2. Business use shall be limited to truck storage and maintenance within the existing 40' x 50' accessory building and office/administrative functions in the existing dwelling.***
- 3. A maximum of five (5) non-family employees may be employed on the premises at any time.***

Mr. Augustine requested 10 trucks/ trailers and 10 employees, the parking of the tractor/trailers will continue to be on the south side of the parking area and they already have a 10 foot privacy fence. 10 trucks/trailers and 10 employees is as big as he can imagine getting with one mechanic , and he said he is hoping to get a Garbage contract in 2017and would need more trucks if that were awarded.

Commissioner Bauer asked how many trips each of the 5 trucks makes each day.

Mr. Augustine said, once in the morning(usually around 5:00am) and once returning at night.

Commissioner Pettit asked about Vasa Township and if they had any concerns about the business.

LUM staff Eynck said that the township met on October 11, 2106 and signed the CUP application without comment

Chair Feuling opened the Public Hearing.

Darlene Melsby (42.001.1005) two houses down from the business, noticed a difference during the past several months with trucks navigating the hill and curve near her home. She used to ride horses, but doesn't feel safe anymore. She said that this is not the right setting for this type of business. This is country not an industrial area.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
October 17, 2016 MEETING MINUTES
DRAFT**

Charlene Dudley (42.001.0500) said that in last few years there have been 5 or 6 cars in the ditch near that curve and hill on County 41. It is a perennial washout area. The noise has been noticeable. Downshifting to go down that hill. They have had issues with driving farm equipment on the road. She wonders if the dust control would work.

Mr. Augustine spoke about the greater amount grain trailers this time of the year. Timing on the trucking business, the trucks leave at 5:00am. There signs in place about the hill and curves.

Greg Isakson, Goodhue County Public Works Director and County Engineer, said that County 41 east of the property is not a good road, it is steep, he would like to say they are going to regrade, but it is not scheduled to be improved in the foreseeable future.

³ After Chair Feuling asked three times for comments it was moved by Commissioner Gale and seconded by Commissioner Fox to close the public hearing. Motion carried 7:0

Director Hanni asked if there is it an option to go West out of the property to avoid the steep hill and curve on County 41.

There was discussion and concerns that the trucking traffic would pass more homes, but it might be at less of a disturbance because the road is relatively straight and flat compared to the route traveling east.

Commissioner Fox asked about any expansion of the repair business and garbage hauling.

Mr. Augustine said that the mechanic is maxed out currently and they don't have plans to add another mechanic. And the garbage could be handled by 7 trucks, if it were to be awarded to him.

There was discussion and concerns about the trucking use in the agricultural district.

Director Hanni asked if chloride treatment on the road would help with dust control and would it help with the condition of the road and it's maintenance.

Isakson, Goodhue County Public Works Director and County Engineer, said yes that would help, but the main issue is the steepness of the hill at the curve in the road.

Commissioner Gale asked Mr. Isakson, to estimated how many truck could safety travel on County 41.

There was discussion about trucks meeting on the road and winter conditions of the shaded hill.

Mr. Augustine requested that the PAC amend his application to 7 trailers, 5 tractors, and the physical building expansion.

Commissioner Allen clarified, not 10 and 10, that this would be a compromise for 5 and 7 for a year and requested a review after one year.

Commissioner Fox said that westerly route would add about 7 miles a day on flat roads and the houses along that route are less close to the road.

There was discussion about the number of tractor trailers owned by Mr. Augustine for his trucking and hauling side of the business and the amount trucks that might be suitable to have on site for the repair business.

**PLANNING COMMISSION
GOODHUE COUNTY, MN
October 17, 2016 MEETING MINUTES
DRAFT**

4Motion by Commissioner Fox seconded by Nystuen, for the Planning Advisory Commission to:

- **adopt the staff report into the record (dated October 10, 2016);**
- **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 Jason Augustine and Augie's Trucking CUP: Request for a Conditional Use Permit (CUP) to operate a trucking and repair business in an A3, Urban Fringe district, subject to the following conditions:

- 1. The business must comply with all applicable Federal, State and Local Rules and Regulations, including but not limited to building permits and SSTS permits.**
- 2. The applicant shall schedule an inspection by the Goodhue County Building Official to evaluate the accessory structure housing the business for compliance with applicable building code requirements.**
- 3. The applicant must provide evidence (copy of completed MPCA Notification/Change in Status for Aboveground Storage Tanks Form) of compliance with MPCA Rules regarding storage and handling of diesel fuel and waste oil.**
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- 5. Business use shall be limited to truck storage, maintenance, and repair, with an accessory building limited to approximately 40' x 90'.**
- 6. A maximum of six (6) non-family employees may be employed on the premises at any time.**
- 7. The truck traffic shall travel on County Road 41 west of the property for both entering and exiting the property.**
- 8. Staff will coordinate a PAC review of the CUP November 2017.**

**At 17510 County 41 Blvd Red Wing MN 55066, Part of the NE ¼ of SW ¼ and Part of the NW ¼ of SE ¼, Sect 1 Twp 112 Range 16, in Vasa township. , as legally described on EXHIBIT "A" Doc# 625764, PID 42.001.1001
Motion carried 7:0.**



Jason Augustine and Augie's Trucking:
 Request for a Conditional Use Permit (CUP)
 to operate a trucking and repair business in an A3,
 Urban Fringe district.
 17510 County 41 Blvd
 Red Wing MN 55066,
 PID 42.001.1001,
 Part of the NE ¼ of SW ¼ and
 Part of the NW ¼ of SE ¼,
 Sect 1 Twp 112 Range 16,
 in Vasa township.

- Legend**
- Tax Parcel
 - Section Line
 - Road
 - Municipal Boundaries
 - Dwelling Point

0 250 500 1,000 1,500 2,000 Feet

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 or misuse. Goodhue County Copyright 2016.

2016 Aerial Imagery

Map Created 2016 Kate Eynok

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

RECEIVED
SEP 21 2016
Land Use Management

Z16.0073

Parcel # 42-001-1001

Permit

PROPERTY OWNER INFORMATION

Last Name <u>Augustine</u>	First <u>Jason</u>	Email: [REDACTED]
Street Address <u>17510 County 41 Blvd</u>		Phone
City <u>Red Wing</u>	State <u>MN</u> Zip <u>55066</u>	Attach Legal Description as Exhibit "A" <input type="checkbox"/>
Authorized Agent <u>Tosha Miller</u>	Phone	
Mailing Address of Landowner: <u>17510 County 41 Blvd. Red Wing, MN 55066</u>		
Mailing Address of Agent: <u>17510 County 41 Blvd. Red Wing, MN 55066</u>		

PROJECT INFORMATION

Site Address (if different than above):

Lot Size 4.3 acres Structure Dimensions (if applicable) Please see attachment "B"

What is the conditional/interim use permit for?
Please see Attachment "A".

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
Please see Attachment "A"

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 [Signature] Date 9.16.16

Signature of Agent Authorized by Agent [Signature]

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 variance request.

Signature	Title	Date
-----------	-------	------

Comments:
Attend township meeting on October 11, 2016 @ 8:00pm

COUNTY SECTION COUNTY FEE \$350 RECEIPT # 15549 DATE PAID 9/21/16

Applicant requests a variance from 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:

**APPLICANT FINDINGS OF FACT
AND SUPPORTING INFORMATION REGARDING CONDITIONAL/INTERIM USE PERMIT**

- 1. In the foreseeable future could the use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or will the use substantially diminish and impair property values within the immediate vicinity. Please explain why or why not.

Refer to Attachment "A"

- 2. Could the conditional/interim use permit impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area? Why or why not.

Refer to Attachment "A"

- 3. Will adequate utilities, access roads, drainage and other necessary facilities be provided, or are they currently being provided. Please explain.

Refer to Attachment "A"

- 4. Will adequate measures be, or are they currently being, taken to provide sufficient off-street parking and loading space to serve the proposed use. Please describe.

Refer to Attachment "A"

- 5. Will adequate measures be, or are they currently being, taken 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. Please describe.

Refer to Attachment "A"

PROJECT INFORMATION

What is the conditional/interim use permit for?

Augie's Trucking is applying for a conditional use permit due to recently moving our trucking business to this location. In the spring of 2016 we opened a repair shop for semi's, trailers and farm equipment. We have had recent complaints to the county about the dust control on the road due to slightly increased traffic.

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized.

Augie's Trucking is requesting this conditional use permit because of the recent move and because of the complaints from the neighbors about the dust our trucks are creating. Currently we run 5 semi's and trailers. They leave in the morning and return in the afternoon/early evening when their day is done. We have asked all of our drivers to slow down, to try and not create so much dust. The repair side does not currently create much traffic either, as that side of the business was started in the spring of 2016. The repair shop side holds fairly normal business hours starting at 8am and generally closing about 6pm. Some occasions call for later hours but we try to be out by 9pm so we are not disturbing the neighbors at all times of the night. Augie's Trucking has also built a privacy fence on the North side of our parking lot. This is to help control how much you can see from the road.

The company as a whole plans on expanding in the coming years, starting with a repair shop expansion in the spring of 2017 (see attachment "B"), followed by additional semis and trailers. This will increase the traffic on the county road. We approximate there would be an additional 2-3 semis per day on the road, making 1 trip to the property and 1 trip from the property.

Applicant Findings of Fact and Supporting Information Regarding Conditional/Interim Use Permit

1. *In the foreseeable future could the use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or will the use substantially diminish and impair property values within the immediate vicinity. Please explain why or why not.*

Granting a conditional use permit to Jason Augustine/Augie's Trucking would not diminish nor impair surrounding properties. Augie's Trucking is a small, home based occupational business, in the process of expanding and bringing more income to the local area.

2. *Could the conditional/interim use permit impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area? Why or why not.*

A conditional use permit would not impede on the local development or surrounding property. Much of the surrounding property is farm use and some residential housing. Augie's Trucking does not impact or slow the development of the surrounding property.

3. *Will adequate utilities, access roads, drainage and other necessary facilities be provided, or are they currently being provided. Please explain.*

All the necessary utilities, access roads, drainage fields, etc. are currently in place and being used, as they were already on property when Jason Augustine bought it. Should the company grow, we will add/update the facilities to accommodate the expansion and growth of the business.

4. *Will adequate measures be, or are they currently being, taken to provide sufficient off-street parking and loading space to serve the proposed use? Please describe.*

Augie's Trucking has already added an additional driveway and parking on property to ensure all equipment and loading and unloading is kept clear and off the road to not disrupt local traffic.

5. *Will adequate measures be, or are they currently being, taken 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. Please describe.*

As stated earlier, one of the reasons Augie's Trucking is applying for this permit is due to complaints about dust by neighbors. We have asked all our drivers to slow down when driving on County 41 as a means to try and not create so much dust. We have fairly normal business hours as discussed earlier, so we don't become a nuisance to the few neighbors. We do not have any additional outdoor lighting on property to cause concern about.

We at Augie's Trucking like to think of ourselves as reasonable people and appreciate if future concerns come to us directly. This way we can have a better understanding of what the issue is and how we can reasonably correct it. We are open to discussions on conflict resolutions between Jason Augustine/Augie's Trucking and neighboring properties.

House/Garage

Dimensions: 26'x78'
To N Line: 130'
To W Line: 180'
To S Line: 255'
To E Line: 315'
To Privacy Fence: 138'
To House Septic: 30'
To Drainage Field: 225'
To Shop: 135'
To Well: 105'

Shop

Dimensions: 40'x50'
To N Line: 150'
To W Line: 300'
To S Line: 162'
To E Line: 140'
To Shop Septic: 75'
To Drainage Field: 210'
To Well: 25'

Proposed 2017 Shop Addition

Dimensions & Measurements

2017 Addition: 40'x40'
2017 Shop Dimensions: 40'x90'
To N Line: 110'
To W Line: 300'
To S Line: 162'
To E Line: 140'
To Shop Septic: 35'
To Drainage Field: 180'
To Well: 20'

COUNTY 41

420011001
JASON AUGUSTINE
4.3



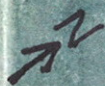
SITE PLAN
2016

E



N

COUNTY 41

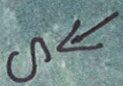
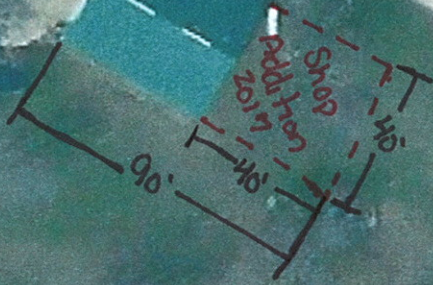


420011001
JASON AUGUSTINE
4.3



Private Drive

R01



Semi/Delivery Drive

420011001
JASON AUGUSTINE
4.3

PROPOSED SITE PLAN
SPRING 2017

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066



Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Advisory Commission
From: Land Use Management
Meeting Date: February 12, 2018
Report Date: February 2, 2018

REQUEST: PUBLIC HEARING: Expansion and Amendment of an existing CUP. Proposed amendment to the Jason Augustine (applicant/owner) and Augie's Trucking CUP to allow additional trucks, more parking, and expansion of shop building.

Application Information:

Applicant: Jason Augustine

PID#42.001.1001

Short Legal Description: Part of the NE 1/4 of SW 1/4 and Part of the NW 1/4 of SE 1/4, Sect 1 Twp 112 Range 16, in Vasa Township

Address of zoning request: 17510 County 41 Blvd Red Wing MN 55066

Zoning district: A3

Township Information: This item will be presented to the Vasa Township Board of Supervisors on February 13, 2018.

Attachments:

Site Map

Topo/Relief Map

Goodhue County Zoning Ordinance

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

CUP Application

Summary

A Conditional Use Permit (CUP File No. Z16-0073) requested by Jason Augustine (applicant/owner) on behalf of Augie's Trucking to operate a trucking and truck repair business at 17510 County 41 Blvd in Vasa Township was approved by the County Board on November 1, 2016 (see attached Doc #636570). At this time Jason Augustine/Augie's Trucking has decided to propose various amendments to the 11/1/2016 CUP to allow the business to expand and increase operations on the site.

The proposed CUP Amendments include the following:

1. Proposed increase in the size of the shop/office building from 40 x 50 feet to 80 x 100 feet. The application submittal also notes that an existing grainery building is being used for business related storage.
2. An increase in the maximum number of non-resident employees from six to twelve.
3. Increase in the number of trucks that may be parked on-site from five to ten. Parking for 15 trailers is being proposed.
4. The amendment submittal notes that generally the trucks are expected to each make two

trips/day. Two trip to and from the site for 10 trucks would result in 40 vehicle trips per day for the trucking business.

5. New plans call for extending current parking to 130 x 66 feet, adding an additional ten trailer parking spots and making it easier to turn around and move equipment. Expansion of the parking area will result in some clearing of trees along the southwest corner of the site.
6. The application notes that the shop addition will make it necessary to relocate (replace) the septic system for the building. LP Tanks will need to be moved as well.
7. The applicant has stated that currently there are signs at the end of each driveway labeling them Private/Deliveries. They are proposing a new larger sign at the end of the "business" driveway (identified on proposed site plan). *County sign regulations limited the size of signs for Commercial or Industrial Businesses that primarily serve the Agricultural Community to 64 square feet.*
8. Additional exterior lighting is being proposed for the new shop addition for safety and security reasons.
9. The Applicant is proposing hours of operation: Monday – Friday 8:00 am to 6:00 pm (sometimes until 9:00 pm) and Weekends varying daytime/early evening hours.

The primary concern regarding the proposed expansion of Augie's Trucking would be potential nuisance impacts to nearby residents including dust, noise and traffic safety concerns. These are the issues that the public identified when the CUP was initially considered by the PAC in October 2016.

Surrounding residents have been notified that both the review of the current CUP as well as the proposed expansion will be considered by the PAC at the February 12, 2018, Meeting. Comments received prior to the meeting or during public hearings should clarify current public concerns.

A main point for the Planning Advisory Commission when considering the proposed expansion of Augie's Trucking is whether the resulting size and scope of the business will still be appropriate for its location.

The business is located on County Road 41 approximately $\frac{3}{4}$ of a mile from State Highway 19. There are seven dwelling sites along County Road 41 between State Highway 19 and Augie's Trucking. County Road 41 is a gravel road and the truck traffic from Augie's Trucking must negotiate a hill and curves when traveling to or from the Augie's Trucking site to State Highway 41.

The question for the Planning Advisory Commission to consider is whether the expanded business is compatible with surrounding agricultural and residential

Land Use Management Staff Recommendations:

Alternatives for both Approval and Denial of the Requested CUP Amendments have been provided for Planning Advisory Commission Consideration

Draft Findings of fact to support approval:

- A. Augie's Trucking is operating in conformance with the current CUP (approved by the County Board on 11/1/2016).
- B. Augie's Trucking is a business that supports the Agricultural Community.
- C. The proposed expansion of Augie's Trucking will add jobs and tax base.
- D. The Applicant will be required to obtain required building permits and septic system

- permits in order to proceed with the proposed expansion.
- E. The proposed site plan provides an orderly parking and circulation arrangement for the proposed number of trucks/trailers.
 - F. The Applicant has indicated in the CUP Amendment Application that they will make it “mandatory that all drivers slow down when on County 41 as a means to try and not create much dust.” They also note that they will “try to hold normal business hours, so we don’t disturb neighboring properties.”

Option 1: Recommendation for Approval

- **adopt the staff report into the record (dated February 2, 2018);**
- **adopt the findings of fact;**
- **accept the application, testimony, exhibits, and other evidence presented into the record; and**

APPROVE the Jason Augustine and Augie’s Trucking CUP Amendments including revocation and replacement of current CUP (CUP File No. Z16-0073): Request for various amendments to existing Conditional Use Permit (CUP) to operate a trucking and repair business in an A3, Urban Fringe district, subject to the following conditions:

- 1. The business must comply with all applicable Federal, State and Local Rules and Regulations, including but not limited to building permits and SSTS permits.**
- 2. A complete SSTS Permit Application shall be submitted prior to issuance of a building permit for the proposed shop/office building expansion.**
- 3. The applicant must provide evidence (copy of completed MPCA Notification/Change in Status for Aboveground Storage Tanks Form) of compliance with MPCA Rules regarding storage and handling of diesel fuel and waste oil if applicable.**
- 4. The business shall be limited to parking/storage of no more than ten (10) owner-operated trucks and fifteen (15) trailers.**
- 5. Business use shall be limited to truck storage, maintenance, and repair, with an accessory building limited to approximately 80 x 100 feet (8,000 square feet). An additional existing accessory building (grainery) of approximately 20 x 36 feet (720 square feet) may be used for business related storage.**
- 6. A maximum of twelve (12) non-family employees may be employed on the premises at any time.**
- 7. Hours of Operation shall be Monday through Friday: 8:00 am to 6:00 pm with occasionally operation until 9:00 pm: Weekends 8:00 am to 6:00 pm.**

Draft Findings of fact to support denial:

- A. The proposed expansion of Augie’s Trucking will make the size and scope of the business incompatible with surrounding land uses and current road infrastructure.
- B. The added impacts of doubling truck traffic on County Road 41, between the Augie’s Trucking Site and State Highway 19 will bring added traffic safety and nuisance issues including dust, noise, fumes to the seven dwelling sites that front on that stretch of County Road 41.
- C. The proposed business expansion would result in a business more appropriately located within a business or industrial zone district or in a location that will result in less impacts

on nearby residential properties.

Option 2: Recommendation for Denial

- **adopt the staff report into the record (dated February 1, 2018);**
- **adopt the findings of fact;**
- **accept the application, testimony, exhibits, and other evidence presented into the record; and**

DENY the Jason Augustine and Augie's Trucking requested CUP Amendments and leave the existing Jason Augustine/Augie's Trucking CUP in affect (Doc #636570 – CUP File No. Z16-0073).

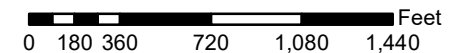
**At 17510 County 41 Blvd Red Wing MN 55066, Part of the NE 1/4 of SW 1/4 and Part of the NW 1/4 of SE 1/4, Sect 1 Twp 112 Range 16, in Vasa township. , as legally described on EXHIBIT "A" Doc# 625764, PID 42.001.1001
Motion carried 7:0.**



PID #420011001
 Zoning District: A3

Jason Augustine
 Augie's Trucking
 CUP Amendment Request

- Legend**
- Stream Center Line STATUS**
- Intermittent
 - Protected
 - Road
 - 2014 Feedlot parcel
 - Tax Parcel
 - Section Line
 - Municipal Boundaries
 - Dwelling Point
- Goodhue_Co_2016.sid**
- RGB**
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

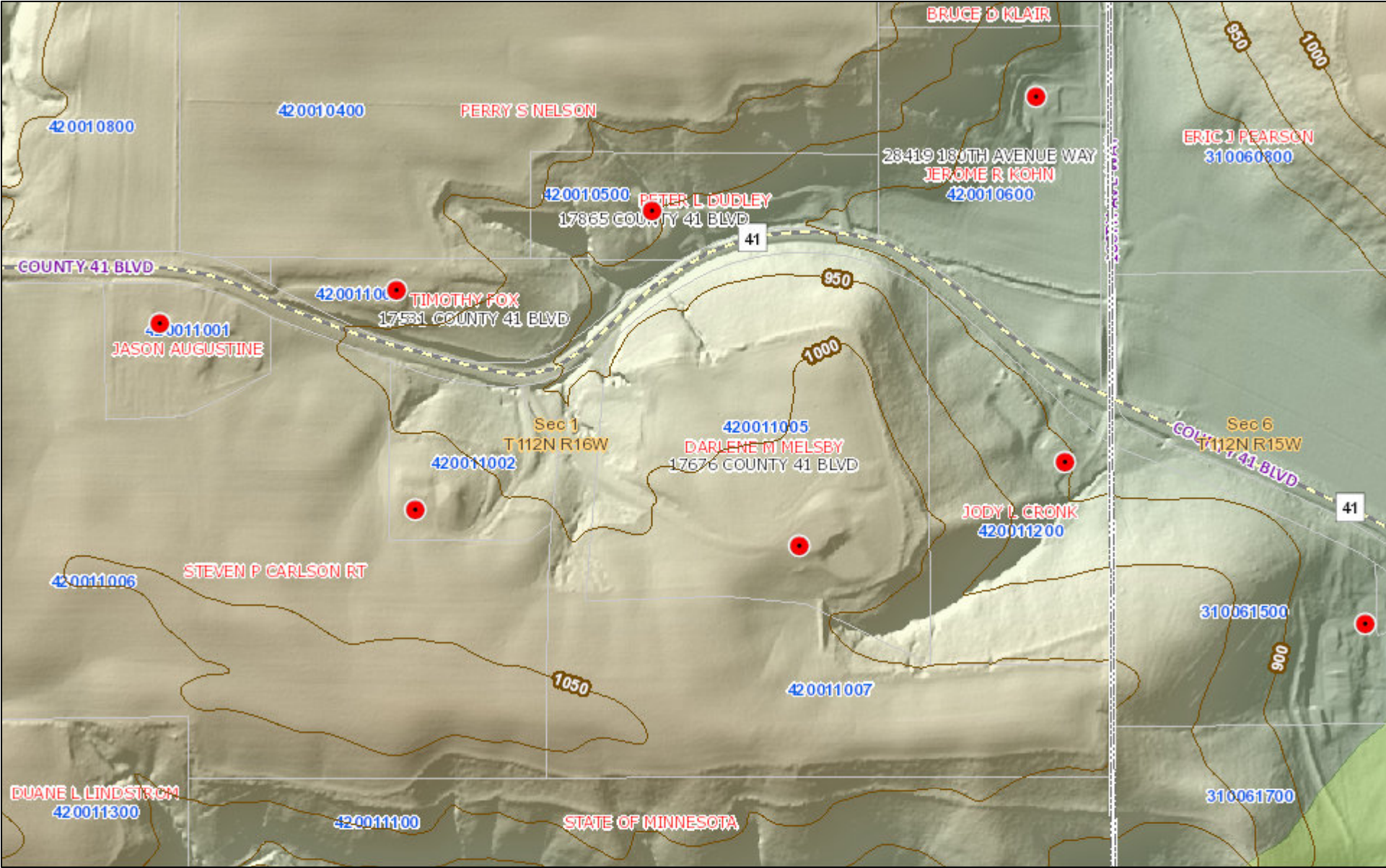


DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2015.

2014 Aerial Imagery

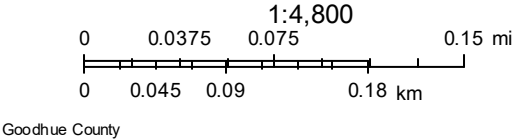
Map Created 2016 Land Use Management

ArcGIS WebMap



February 2, 2018

- Dwellings
- Municipal Boundary
- 50ft Contour Intervals - brown
- Full Address



JAN 19 2018

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 42-001-1001

Permit# 718-0006

PROPERTY OWNER INFORMATION			
Last Name <u>Augustine</u>	First <u>Jason</u>	Email:	
Street Address <u>17510 county 41 Blvd</u>		Phone	
City <u>Red Wing</u>	State <u>MN</u>	Zip <u>55066</u>	Attach Legal Description as Exhibit "A" <input type="checkbox"/>
Authorized Agent <u>Tasha Miller</u>		Phone	
Mailing Address of Landowner: <u>17510 County 41 Blvd Red Wing, MN 55066</u>			
Mailing Address of Agent: <u>Same</u>			
PROJECT INFORMATION			
Site Address (if different than above):			
Lot Size <u>4.3 acres</u>	Structure Dimensions (if applicable)	Current Site: <u>Attachment A</u>	Dimensions: <u>Attachment C</u>
Proposed Site: <u>Attachment B</u>			
What is the conditional/interim use permit request for? <u>Amendment to Current Conditional use permit</u>			
Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized <u>Agrie's Trucking would like to grow as a company. In order for this to happen we need the current restrictions lightened.</u>			
DISCLAIMER AND PROPERTY OWNER SIGNATURE			
<i>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.</i>			
Signature of Landowner: <u>[Signature]</u>		Date <u>1-18-18</u>	
Signature of Agent Authorized by Agent: <u>[Signature]</u>			
TOWNSHIP INFORMATION			
Township Zoning Permit Attached? <input type="checkbox"/> 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 <u>\$350</u>	RECEIPT # <u>16162</u>	DATE PAID <u>1/19/18</u>	
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).

Augie's Trucking is a small, locally owned business. In addition to the trucking side, we have a repair shop for semis, trailers & farm equipment

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

Currently we are using the existing grainery for storage & the shop for ~~business~~ repairs. The shop is currently a 50' x 40' building & we would like to expand it to 100' x 80'. Attachment 'A' vs 'B'

3. Proposed number of non-resident employees.

We employ 4 non-residents currently. The existing conditional use permit allows for 6 & we would like to adjust that to 12 employees to accommodate for future expansion.

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

Remain the same Mon-Fri: 8am to 6pm - sometimes until 9pm
Weekends: varying daytime/early evening hours

5. Planned maximum capacity/occupancy.

10 trucks 15 trailers 12 non-resident employees

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

Generally trucks will make 2 trips/day on the road. We put in the additional driveway specifically for our trucks to allow for easier access.

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

Extending our current parking by 130' x 100' adding an additional 10 trailer parking spots, making it easier to turn around & move equipment. Attachment A vs B

8. Proposed solid waste disposal provisions.

Use current systems.

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

With the shop addition we will have to move the shop septic & the LP tanks to new locations.

10. Existing and proposed exterior lighting.

We will keep existing exterior lighting & add exterior lighting to the new shop addition for safety & security reasons.

11. Existing and proposed exterior signage.

Currently there is a sign at the end of each driveway labeling them 'Private' & 'Deliveries'. A new, larger sign would be put at the end of the Business driveway.

12. Existing and proposed exterior storage.

Storage would remain the same

13. Proposed safety and security measures.

Additional exterior lighting & proper signage.

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

We have 2 driveways that access the property. Neither driveway is to be blocked at any time of day to allow for easy access at all times if needed.

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

It is mandatory that all drivers slow down when on County 41 as a means to try & not create much dust. We try & hold normal business hours so we don't disturb neighboring properties.

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

With the additional parking & shop addition, trees will need to be cut down, fill will be needed & additional gravel.

17. Existing and proposed surface-water drainage provisions.

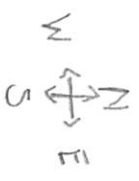
Use existing drainage field.




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

NA

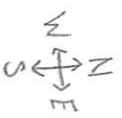
19. Provide any other such information you feel is essential to the review of your proposal.

Current Property



-  gravel driveway/parking
-  yard
-  property line





-  yard
-  gravel driveway/
parking
-  property line

House/Garage

Dimensions: 26'x78'
To N Line: 130'
To W Line: 180'
To S Line: 255'
To E Line: 315'
To Privacy Fence: 138'
To House Septic: 30'
To Drainage Field: 225'
To Shop: 135'
To Well: 105'

Shop

Dimensions: 50'L x 40'W
To N Line: 150'
To W Line: 300'
To S Line: 162'
To E Line: 140'
To Shop Septic: 75'
To Drainage Field: 210'
To Well: 25'

Proposed Shop Addition

Dimensions & Measurements

Addition: 50'L x 40'W
Shop Dimensions: 100'L x 80'W
To N Line: 100'
To W Line: 300'
To S Line: 162'
To E Line: 100'
To Shop Septic: 0'-would be moved
To Drainage Field: 170'
To Well: 20'

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Commission
From: Land Use Management
Meeting Date: February 12, 2018
Report date: February 2, 2018

PUBLIC HEARING: IUP for a Tier-2 Home Business

Jason Banks (applicant/owner), JB Heating & Air, 35314 Martin ST, Lake City, MN 55041
R1 Zoned District, Parcel 32.136.0240, Lot 3 Block 2, Eagle Vista Estates 2 in Florence Township.
Request for an Interim Use Permit (IUP) to continue an existing Home Business in a detached accessory structure.

Application Information:

Applicant: Jason Banks
Address of zoning request: 35314 Martin ST, Lake City, MN 55041
Parcel(s): 32.136.0240
Abbreviated Legal Description: Lot 3 Block 2, Eagle Vista Estates 2 in Florence Township.
Township Information: Florence Township is aware of the applicant's request.
Zoning District: R1 (Suburban Residence District)

Attachments and links:

Application and submitted project summary
Site Map(s)
Goodhue County Zoning Ordinance: <http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Summary of Project:

The applicant (Jason Banks) is currently utilizing a 30 ft by 40 foot (1200 sq ft) detached accessory structure to operate "JB Heating and Air Conditioning" at his residential property in Florence Township. The commercial use of a detached accessory structure in an R1 zoned district requires prior issuance of an IUP for a Tier-2 Home Business.

Tier-2 Home Businesses are required to receive IUP's in R1 Zoned Districts when employing 2 non-resident employees or when activities are conducted in a detached accessory structure. Expansion to a Tier-3 Home Business is not permissible in an R1 Zoned District.

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.

Draft Findings of Fact:

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

- The subject property is the applicant’s primary residence and consists of a single parcel comprising approximately 1 acre.
- The property is bordered on all sides by R-1 (Suburban Residence) zoning districts.
All adjacent land uses are residential.
- The applicant utilizes an existing 30 ft x 40 ft (1200 sq ft) pole-style detached accessory building for the business. The building was permitted by Goodhue County in April 2017
No new structures are proposed with the request.
- The applicant does not currently employ any Non-resident Employees.
A maximum of 2 non-resident employees is allowed for Tier-2 Home Businesses.
- Parcel access is located off of Martin ST on the north side of the property.
Martin ST is an asphalt surfaced roadway.
Adequate emergency vehicle access is available.
- Typical equipment utilized for the business includes a utility vehicle and standards office equipment.
- The main activities on-site are the loading and off-loading of trucks with heating and air conditioning related parts and equipment.
Shipments are typically off-loaded off-street near the applicant’s detached garage.
On average, 10 shipments are delivered per month. Monthly shipment quantities fluctuate due to the seasonal demand of the industry.
- No traffic beyond that which is reasonable for the area is anticipated to be generated.
- Primary hours of operation are proposed to be year-round, Monday through Friday from 8:00 AM to 4:00 PM.
There are no on-site retail activities. The applicant indicated the shop is usually unoccupied throughout the majority of the day as the work is conducted at the client’s property.
- Pursuant to GCZO Article 11, Section 16, minimum off-street parking provisions shall be one parking space for every 500 square feet of floor area. A minimum of 3 off-street parking spaces is required for this facility.
Ample room exists on the property to fulfill parking requirements.
- A restroom is available for employees within the existing residence. A compliant community septic system provides wastewater treatment for the property.
- Solid waste disposal services are provided by a local professional business.
- There is no exterior signage associated with the business on the property. No exterior signage is proposed with this application.
- Recessed garage lights provide exterior lighting for the structure. No additional lighting is proposed.
- No offensive noise, dust, odors, or fumes are anticipated to be generated as a result of the proposed use.

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 to the County Board of Commissioners to **APPROVE** the request from Jason Banks for an IUP to continue operating a Tier-2 Home Business.

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. Hours of operation shall be Monday through Friday, 8:00 AM to 4:00 PM;
3. On-street event parking shall be prohibited;
4. On-street loading or off-loading shall be prohibited;
5. Maximum number of non-resident employees shall not exceed 2;
6. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
7. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, Section 12, Home Businesses and Article 24 R-1, Suburban Residence District.

MARTIN

Planning Advisory Commission


















Public Hearing
February 12, 2018

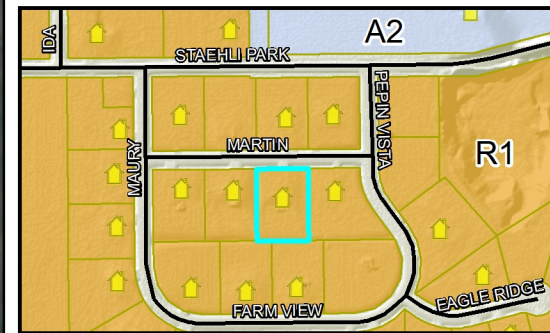
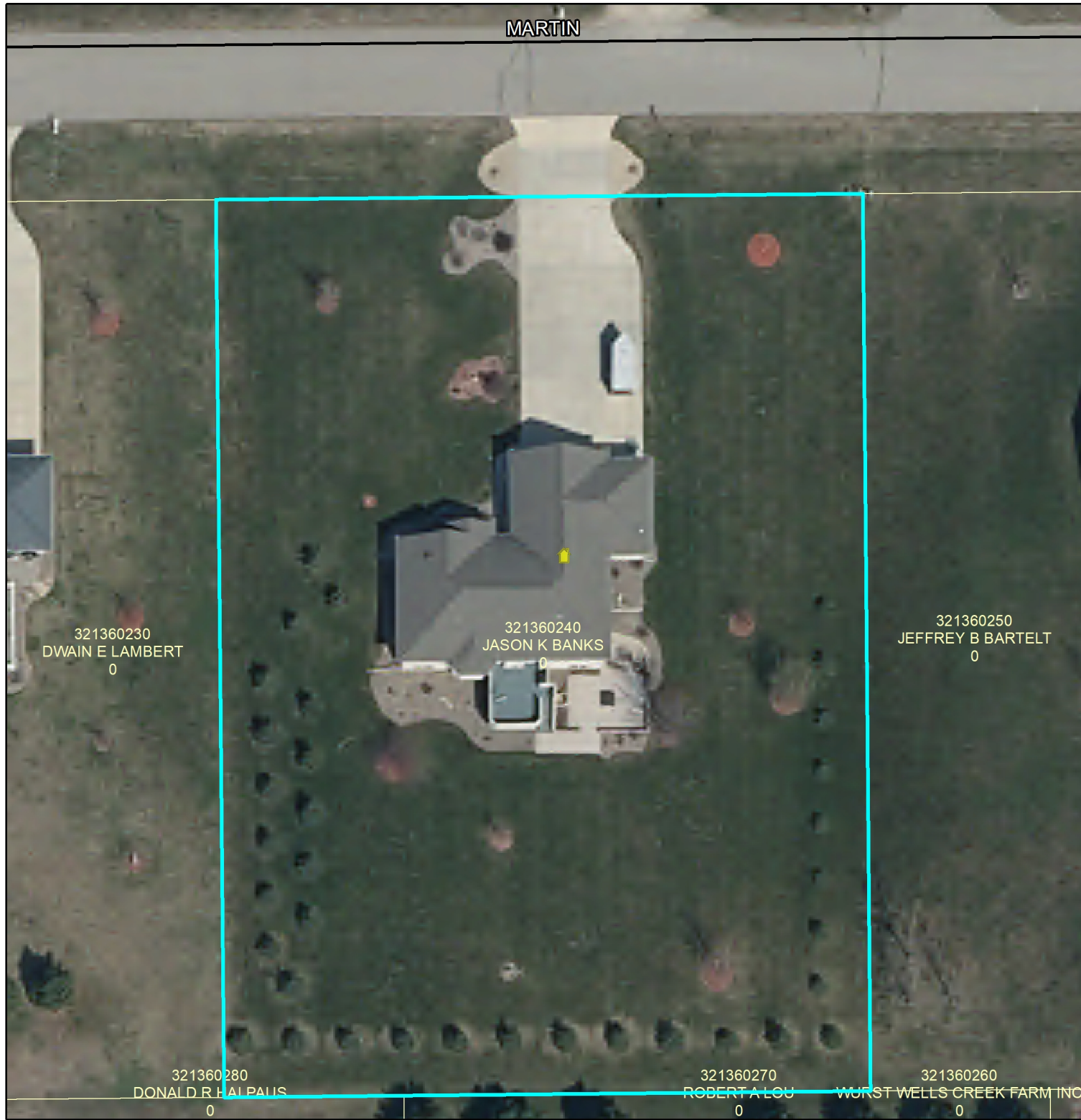
Jason Banks
35314 Martin ST
Lake City, MN 55041
R1 Zoned District

Parcel # 32.136.0240
Lot 3 Block 2, Eagle Vista
Estates, Florence Township

IUP request for a Tier-2
Home Business
(JB Heating & Air)

Legend

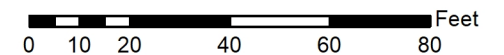
 Intermittent Streams	 Bluff Impact Zones (% slope)
 Protected Streams	 20
 Lakes & Other Water Bodies	 30
 Shoreland	FEMA Flood Zones
 Historic Districts	 2% Annual Chance
 Parcels	 A
 Registered Feedlots	 AE
 Dwellings	 AO
 Municipalities	 X



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2016 Aerial Imagery

Map Created January, 2018, Ryan Bechel

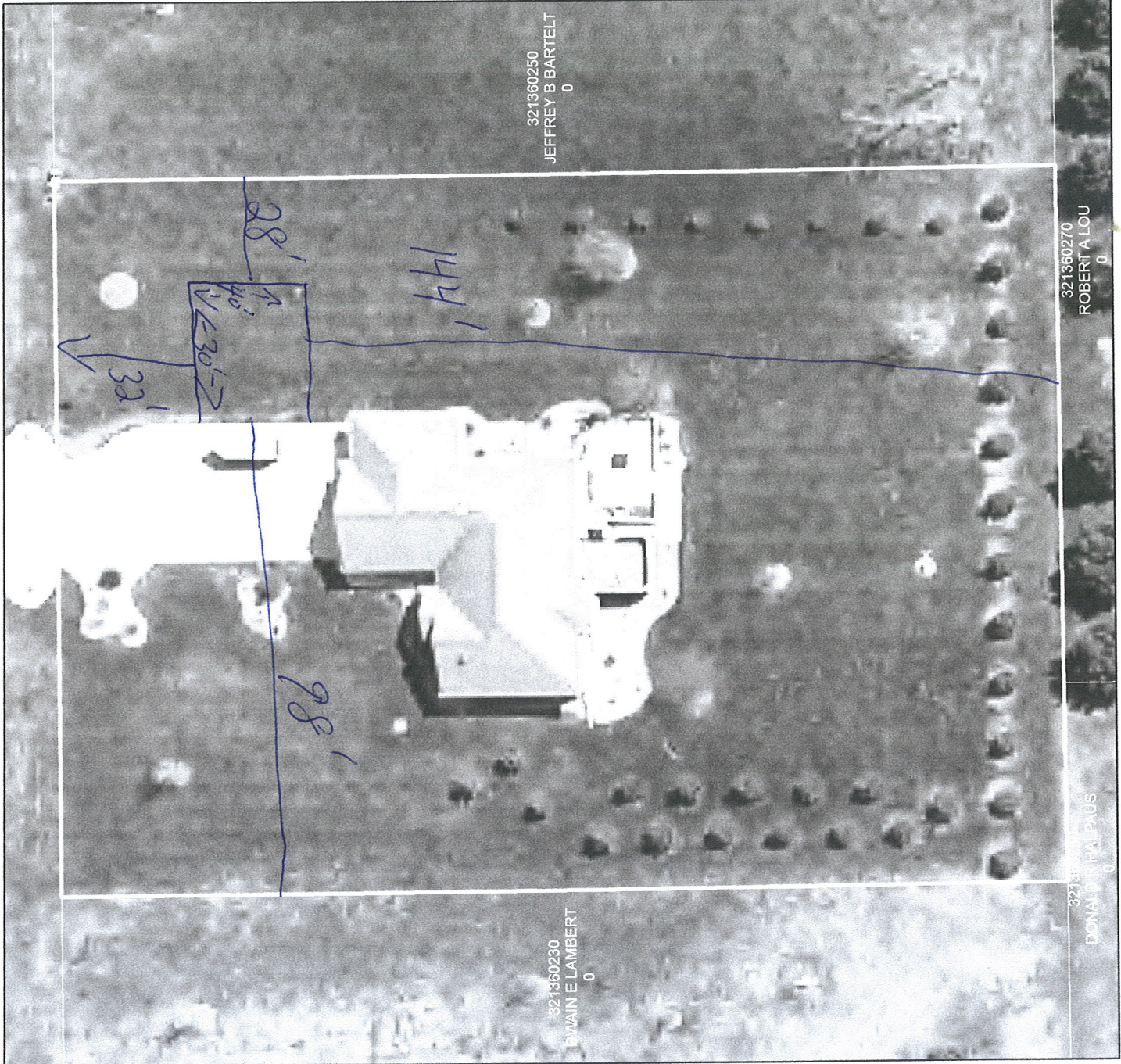


Upon review, project may require more information
Contents of a site plan:

1. State the use of the property: - **PARKMS / STORAGE / STORAGE FURNACE PAIS**

2. Show the size, shape and location of structures with distance to property lines

3. Show the location of ALL wells and septic systems and distances to any new structures
SHARED WELL
NO WELL OR
SEPTIC ON PARCELL



- Shoreland
- Historic Districts
- Tax Parcels
- Section Lines
- Roads
- Feedlot parcels (2014)
- Dwelling Point
- % Slope
- 20
- 30

Special Flood Hazard

Flood Zone
0.2 PCT ANNUAL CHANCE FLOOD

- A
- AE
- AO
- X

Municipalities



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 or misuse. Goodhue County Copyright 2018.

2016 Aerial Imagery

Map Created: January, 2018 by Ryan Bechel

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

RECEIVED

JAN 23 2018
Land Use Management

Parcel # 321360240

Permit # 718-0007

PROPERTY OWNER INFORMATION

Last Name BANKS

First JASON

Email:

Street Address 35314 MARTIN ST

City LAKE CITY

State MO Zip 65041

Attach Legal Description as Exhibit "A"

Authorized Agent JASON BANKS

Phone 6

Mailing Address of Landowner: 35314 MARTIN ST

Mailing Address of Agent: 35314 MARTIN ST

PROJECT INFORMATION

Site Address (if different than above):

Lot Size 1 ACRE

Structure Dimensions (if applicable) 40' x 30'

What is the conditional/interim use permit request for? STORAGE OF FURNACE PARTS AND ACCESSORIES

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized

DETACHED GARAGE

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: Jason Banks

Date 1-22-18

Signature of Agent Authorized by Agent: [Signature]

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 \$350

RECEIPT # 16165 DATE PAID 1/23/18

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).

NO RETAIL - NO CUSTOMER TRAFFIC
PARKING, PERSONAL STORAGE, STORAGE OF FURNACE PARTS

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

PARKING, PERSONAL STORAGE, STORAGE OF FURNACE PARTS

3. Proposed number of non-resident employees.

ZERO

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

MON-FRI 8am - 4pm - I LEAVE
AT 8AM AND COME HOME AT 4PM. NO ONE THERE DURING DAY

5. Planned maximum capacity/occupancy.

1

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

NO TRAFFIC GENERATED - UPS/DELIVERY TRUCK MINIMAL

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

EXISTING DRIVEWAY CONNECTS TO NEW GARAGE
ZERO OFF STREET PARKING NEEDED - PARK IN GARAGE

8. Proposed solid waste disposal provisions.

ZERO

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

ZERO FOR BUSINESS NEEDS - HOUSE IS
SHARED SEPTIC

10. Existing and proposed exterior lighting.

STANDARD OUTSIDE GARAGE LIGHTS - (RECESSED)

11. Existing and proposed exterior signage.

NO SIGNAGE OR NON PROPOSED

12. Existing and proposed exterior storage.

NO EXTERIOR STORAGE OR PARKING

13. Proposed safety and security measures.

LOCKS ON DOOR

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

EASILY ACCESSIBLE FROM DRIVEWAY

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

NO NOISE OR ODORS

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

SHRUBS + ROCK TO MATCH EXISTING HOUSE LOOK

17. Existing and proposed surface-water drainage provisions.

GUTTERS ON FRONT + BACK OF GARAGE

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

N/A

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

NO EMPLOYEES, NO CUSTOMER TRAFFIC,
NO RETAIL, NOBODY AT THE GARAGE
DURING DAY, MINIMAL DELIVERIES
FROM UPS, SPEE-DEE, OR FURNACE PARTS SUPPLIER

**GOODHUE COUNTY
ENVIRONMENTAL HEALTH**

509 W. 5th St. • Red Wing, MN 55066
651/385-6130

GOODHUE COUNTY SSTS DISCLOSURE FORM

Date of Property Transfer 05-06-2016 Parcel ID: **32-136-0240**

Seller's Name: **Bradley J. LaVan and Shelly LaVan**

Property Address: **35314 Martin Street, Lake City**

The dwelling and/or building has a current certificate of compliance on file.

Goodhue County Subsurface Sewage Treatment System (SSTS) Ordinance requires that prior to the conveyance of any land served by a sewage treatment system(s) the Seller(s) must provide a current certificate of compliance to the Buyer(s) unless at least one of the following exemptions apply:

EXEMPTIONS: The sewage treatment system does not require an inspection because (Check all that apply):

The dwelling and/or building is connected to a permitted municipal wastewater treatment system.

Land is without structures that contain plumbing fixtures.

No Certificate of Real Estate Value is required.

System has a Certificate of Compliance less than 10 years old on file at Goodhue County

System was issued a notice of non-compliance or the transfer is between November 15 and April 15 and an escrow account has been created in accordance with the Goodhue County SSTS ordinance.

Escrow Agent: Goodhue County Abstract Company File No. 72586

The sale or transfer completes a contract for deed entered prior to Oct 1, 2014.

Community System

By signing below I am certifying that, to the best of my knowledge, the information contained on this document is true and correct.

Shelly LaVan
Seller

5/3/16
Date

For Goodhue County Use:
Reviewed By:

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Commission
From: Land Use Management
Meeting Date: February 12, 2018
Report date: February 2, 2018

PUBLIC HEARINGS: Teri Meads/Beccah Risdall(applicants)/ Gary Arnston (owner)
37533 CTY 14 BLVD, Dennison, MN 55018, Parcels 45.024.1901 & 45.024.1100, Part of the NW ¼ of the SE ¼ Section 24 Twp 111 Range 18 in Warsaw Township. R1 Zoned District

1. Map Amendment (Rezone)

Request for a map amendment to rezone 2 parcels from R1 to A2, Parcels 45.024.1901 & 45.024.1100,

2. CUP for a Non-Agricultural Use Associated with Agri-tourism (Wedding and Event Center)

Request for a conditional use permit (CUP) to establish a Wedding and Event Center with a proposed maximum occupancy of 300 guests.

3. CUP for a Bed and Breakfast Inn

Request for a conditional use permit (CUP) to establish a Bed and Breakfast Inn with a proposed maximum occupancy of 15 guests.

4. CUP for a Retreat Center

Request for a conditional use permit (CUP) to establish a Retreat Center with a proposed maximum occupancy of 50 guests.

Application Information:

Applicant(s): Beccah Risdall/Teri Meads (applicants), Gary & Beth Arnston (owners)

Address of zoning request: 37533 CTY 14 BLVD, Dennison, MN 55018

Parcel(s): 45.024.1100 & 45.024.1901

Abbreviated Legal Description: Part of the NW ¼ of the SE ¼ Section 24 Twp 111 Range 18 in Warsaw Township.

Township Information: The applicants' requests are scheduled for review by the Warsaw Planning Commission on February 7th 2018 and Warsaw Town Board on February 12th 2018.

Zoning District: R1 (Suburban Residence District)

Attachments and links:

Application and submitted Project Summary

Site Map(s)

Photographs

GC Public Work Department correspondence

Goodhue County Zoning Ordinance: <http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Project Summary:

The applicants have an agreement to purchase the subject parcels from the current owners. The property, informally known as the "Castle on the Hill", is located in the historic Sogn Valley of Warsaw Township. The site currently consists of a partially finished block and stone castle structure that was planned and started in 1997 by the current owners with the intent to utilize the completed facility as a Bed & Breakfast Inn.

The property was previously zoned A2 but was successfully rezoned to R1 by the current property owners in 1992 in conjunction with a CUP request to operate a Bed & Breakfast Inn. Zoning standards in place at the time did not permit Bed & Breakfast Inn Facilities in Agriculturally zoned districts. The use, however, was never established so the CUP expired and is now null and void. Goodhue County zoning standards have since been amended to prohibit Bed & Breakfast Inns, Retreat Centers, and Non-Ag Uses Associated with Agri-tourism (Wedding/Event Centers) in R1 zoned districts.

The applicants are requesting to rezone the property back to A2 with the intent of completing construction of the castle compound and as well as constructing additional multi-purpose buildings to provide operational space for weddings and event receptions, a rural Retreat Center and a Bed & Breakfast Inn.

The applicants' three conditional use permit requests are contingent upon the applicant's successfully rezoning the property from R1 to A2. Should the Goodhue County Board of Commissioners deny their map amendment request, the conditional use permit requests will be automatically removed from further consideration.

It should be noted that if multiple CUP's are granted for a property, the maximum occupancy determinations are not cumulative. Maximum occupancy determinations for a given use are calculated by including all guests on site at a given time regardless of what "use" the guest is a part of.

1. Map Amendment (Rezone)

Request for a map amendment to rezone 2 parcels from R1 to A2, Parcels 45.024.1901 & 45.024.1100.

Draft Findings of Fact:

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

- The subject property consists of 2 contiguous parcels comprising 6.4 acres.
The parcels must be combined if rezoned to meet the minimum lot size standard of A2 (2 acres).
- Lot access is located off of CTY 14 BLVD on the eastern edge of the parcel. The applicants have received preliminary approval from Goodhue County Public Works to establish 2 new access drives at the north and south ends of the property where CTY 14 historically crossed the property.
- The proposed future use of the parcel is to complete the castle compound and operate a Wedding/Event Center, Retreat Center, and Bed & Breakfast Inn.
- Adjacent land uses are agriculture, low density residential and forested lands.
- Adjacent zoning districts include R1 to the north; A2 to the east, south, and west.
- The majority of the property has been maintained or developed.
- The purpose of the A2 district is to maintain and conserve agricultural investments and prime agricultural farmland but provide for a slightly higher density of dwellings than the A-1 District. It is intended to apply to those areas where large farms and feedlots are more scattered and greater numbers of non-farm uses or small parcels are present. This district also has more topographic features and less prime farmland than the A-1 District.
- The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Waucoma-Winneshiek	6-12%	1.0	15.1%	Farmland of Statewide Importance
Winneshiek-Waucoma	12-18%	2.5	37.1%	Not Prime Farmland
Frontenac-Lacrescent	20-45%	2.0	30.2%	Not Prime Farmland
Pits, Limestone Quarry	-	1.2	17.7%	Not Prime Farmland

- The proposed rezone appears compatible with the goals and objectives of the Goodhue County Comprehensive Plan:
“Continue to allow for agricultural tourism opportunities to allow for diversification of the agricultural economy”
“Soils with Prime Farmland rating shall be protected from non-agricultural development whenever possible”
- Dwelling development density is a maximum of 12 dwellings per section, and one dwelling per quarter-quarter for A2 zoned sections.
Dwelling development density for section 24 is currently at 12 dwellings (excluding those in the R1 zoned portion of the section). The addition of the subject parcels will bring the final density total to 13 for the section.

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 Beccah Risdall & Teri Meads to rezone parcels 45.024.1901 & 45.024.1100 from R1 to A2. Subject to the following condition:

1. Parcels 45.024.1901 and 45.024.1100 shall be combined into a single parcel.

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.

2. CUP for a Non-Agricultural Use Associated with Agri-tourism (Wedding and Event Center)

Request for a conditional use permit (CUP) to establish a Wedding and Event Center with a proposed maximum occupancy of 300 guests.

Draft Findings of Fact:

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

- Approval of this request is contingent upon the applicant’s successfully rezoning the property from R1 to A2. Should their map amendment request be denied by the Goodhue County Board of Commissioners, this request shall be removed from further consideration.
- The subject property currently consists of 2 contiguous parcels comprising 6.4 acres. The parcels must be combined into one parcel prior to being rezoned to meet the minimum lot size standard of A2 (2 acres).
- Adjacent land uses are agriculture, low density residential and forested lands. The nearest residence is located approximately 250 feet west of the existing structure. The unincorporated village of Sogn lies immediately northwest of the property.
- Adjacent zoning districts include R1 to the north; A2 to the east, south, and west.
- The majority of the property has been maintained or developed.
- A significant amount of topographical relief is present on the property. Goodhue County Land Use staff has determined the relief is of a man-made origin and does not constitute a Bluff subject to Goodhue County Zoning Ordinance Article 12.
- The Wedding and Event center operations will be managed by the applicants with the assistance of 10 to 15 additional employees.
- The applicants’ proposal anticipates a “phased” approach beginning with a projected 4 events in 2018, 30 events in 2019, 60 events in 2020, and eventually reaching a maximum of 80 scheduled events per season.
- The applicants intend to complete the existing unfinished structures, as well as construct a new 50 ft x 100 ft multi-purpose event hall) and a 35 ft x 60 ft chapel to provide operational spaces for events (dances/ceremonies/receptions). Additional structures will include a detached 3-stall garage, office/catering/kitchen building, restrooms, and wedding prep rooms.
- The applicants plan to hire engineers/architects to complete the castle buildings and accessory structures. Building plans will be reviewed as necessary by Goodhue County Building Department staff to ensure compliance with Minnesota building code regulations and issuance of required building permits.
- Wedding and event reception activities will primarily be located within the event hall, chapel, and

central courtyard.

- Hours of operation are proposed to be year-round, Thursday through Sunday, from 8:00 AM to 10:00 PM.
- Goodhue County Zoning Ordinance (GCZO) Article 11, section 30 stipulates inside activities must be concluded by 10:00 PM for Non-Agricultural Uses Associated with Agri-tourism.

The applicants have submitted a request for a variance to the Goodhue County Board of Adjustment to allow inside activities to conclude at 12:00 PM on Friday and Saturday evening only.

The variance request is scheduled to be heard by the Board of Adjustment on February 26th, 2018.

- Primary lot access is located off CTY 14 BLVD on the eastern edge of the parcel. The applicants have received preliminary approval from Goodhue County Public Works to establish 2 additional access drives at the north (CTY 9) and south (CTY 14) ends of the property where CTY 14 historically crossed.

CTY 9 and CTY 14 BLVD have asphalt paved surfaces.

- Pursuant to GCZO Article 11, section 16, the Zoning Administrator has determined minimum off-street parking provisions shall be one parking space for every 4 guests. A minimum of 75 off-street parking spaces is required for this facility at a maximum occupancy of 300 guests.
- 5 parking areas totaling 83 spaces have been designated for guest use. All parking areas are proposed to have gravel surfaces.
 - Area# 1 is a 32 ft x 410 ft section along the abandoned roadbed of old CTY 14 BLVD. A single row of cars parked at a 60-degree angle to the east will provide 46 total parking spaces.
 - Area# 2 is a 20 ft x 22 ft area located immediately north of the existing garage structure which will provide 2 head-in handicap accessible parking spaces.
 - Area# 3 is a 40 ft x 24 ft area located northwest of the existing garage structure which will provide 4 parking spaces. These parking spaces are intended for use by event staff and special needs vehicles.
 - Area#4 is a 40 ft x 50 ft area located south of the main entrance with room for 2 rows of head-in parking which will provide 16 spaces.
 - Area#5 is a 64 ft x 100 ft area located north of the main entrance which will provide 15 head-in parking spaces.
- The identified parking areas appear to satisfy minimum property line setback standards (40 feet) specified in GCZO Article 11 section 30.

The applicants are proposing to install vegetative screening along the north and east perimeter of parking area #5 to meet screening requirements specified in GCZO Article 11 section 30.

It appears that grading may also be necessary to provide a safe and level surface for guests to park in area #5.

- Guest traffic would enter parking area #1 from CTY 14 BLVD and then exit on CTY 9.

The applicants recognize the potential for visual disturbance to residences as vehicles exit parking area #1 in the evening at the proposed CTY 9 egress.

Established vegetative cover appears adequate to shield properties to the west; however, additional screening may be needed to minimize visual impacts to residential properties north of the CTY 9 egress.

- The applicants have submitted a transportation plan for events. The plan mandates that events serving 200 or more guests will be required by contract to utilize a shuttle service to reduce potential traffic congestion and minimize off-street parking needs.
- Parking attendants will be staffed to ensure guests follow parking requirements.

- The applicants plan to construct permanent restroom facilities within the event hall complex for guest use.
- An existing compliant septic system sized for 6 bedrooms was installed in 2003 but has not been placed in service.

The applicants have submitted a wastewater management plan for the facility which includes the installation of an additional septic system to meet wastewater needs.

- Ben Hoyt, Goodhue County Environmental Health Director, offered the following comments regarding the applicants' submitted wastewater management plan:

“The constructible area viable for a septic system at the site is limited and reserve soil treatment area should be considered for the long-term proposed use of the property. The soils at the site will most likely require the construction of an above ground or mound system. The proposed use will be subject to an annual operating permit under the Subsurface Sewage Treatment Ordinance. The submitted septic/sewage plan seems reasonable for what the applicant has proposed. A septic system design and application should be approved prior to any construction on site or use of the property as proposed.”

- Solid waste disposal bins and removal services will be provided by a local professional business.
- The applicants anticipate the need for exterior signage at the property's main entrance and near parking areas. All exterior signage located within property boundaries must follow GCZO Article 11 section 17.

The applicants shall consult the appropriate road authority prior to placing any signage located within road right-of-ways.

- Downward-projected exterior lighting will be installed for guest safety outside of buildings and along walking paths.
- Noise generated during events is planned to be confined to the event hall to minimize impacts to neighboring properties.

The event hall will be constructed of 12” thick masonry blocks to contain sound within the structure.

- There will not be sale of any retail items on the premises.
- All food and/or liquor offered during events will be prepared and catered by appropriately licensed professionals.
- No offensive odors are anticipated to be generated as a result of the proposed use.
- The applicants will employ a security guard during events to maintain a safe environment for guests and neighbors.
- The Warsaw Township Board is scheduled to review the applicants' request on 2/12/18.

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 to the County Board of Commissioners to **APPROVE** the request from Beccah Risdall & Teri Meads for a CUP to establish a Wedding Barn Event Center with a proposed maximum occupancy of 300 guests. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;

2. Hours of operation shall be year-round Thursday through Sunday, 8:00 AM to 10:00 PM unless a variance is granted by the Goodhue County Board of Adjustment to allow hours to extend to no later than 12:00 PM on Friday and Saturday evenings;
3. Maximum occupancy shall be limited to 300 guests per event, 5 events per week, and 1 event per day;
4. On-street event parking shall be prohibited;
5. Applicants shall follow requirements of submitted "Transportation Plan";
6. Use of the property by event guests for over-night stays shall require issuance of a separate CUP/IUP;
7. Applicants shall implement screening as necessary to reduce vehicular light disturbances to residences near the CTY 9 egress;
8. All exterior signage located on the property must follow Goodhue County Zoning Ordinance Article 11 section 17 SIGN REGULATIONS. The applicants shall consult the appropriate road authority prior to placing signs located within road right-of-ways;
9. This CUP shall be contingent upon the transfer of the subject property from the current owners to the applicants;
10. Security personnel shall be provided at events in which alcohol is served;
11. Applicants shall work with Goodhue County Environmental Health to achieve compliance with the GOODHUE COUNTY SUBSURFACE SEWAGE TREATMENT SYSTEM;
12. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, section 30 NON AGRICULTURAL USES/ACTIVITIES ASSOCIATED WITH AGRICULTURAL TOURISM; and Article 22 A-2, AGRICULTURE DISTRICT;
13. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

3. CUP for a Bed and Breakfast Inn

Request for a conditional use permit (CUP) to establish a Bed and Breakfast Inn with a proposed maximum occupancy of 15 guests.

Draft Findings of Fact:

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

- A CUP for a Bed & Breakfast Inn was previously approved for this property in 1992.
The use was never established so the CUP expired and is now null and void.
- Approval of this request is contingent upon the applicant's successfully rezoning the property from R1 to A2. Should their map amendment request be denied by the Goodhue County Board of Commissioners this request shall be removed from further consideration.
- The subject property currently consists of 2 contiguous parcels comprising 6.4 acres.
The parcels must be combined into one parcel prior to being rezoned to meet the minimum lot size standard of A2 (2 acres).
- Adjacent land uses are agriculture, low density residential and forested lands.
The nearest residence is located approximately 250 feet west of the existing structure.
The unincorporated village of Sogn lies immediately northwest of the property.
- Adjacent zoning districts include R1 to the north; A2 to the east, south, and west.
- The majority of the property has been maintained or developed.
- The property will not be the applicants' primary residence.
- The Bed and Breakfast Inn will be operated by the applicants with the assistance of 1 to 5 additional employees.
- An on-site operations manager must be present during guest stays.
- The applicants intend to complete the existing unfinished block castle structures as to provide a total of 6 bedrooms for guest use.
- The applicants plan to hire engineers/architects to complete the Castle buildings and accessory structures.

Building plans will be reviewed as necessary by Goodhue County Building Department staff to ensure compliance with Minnesota building code regulations and issuance of required building permits.

- A maximum occupancy of 15 guests will be allowed at the property in conjunction with the Bed & Breakfast Inn.
- Hours of operation are proposed to be year-round, 7 days per week.
- Primary lot access is located off of CTY 14 BLVD on the eastern edge of the parcel.
- Pursuant to GCZO Article 11, section 16, the Zoning Administrator has determined minimum off-street parking provisions shall be one parking space per guest room plus 2 additional parking spaces for management/service personnel. A minimum of 8 off-street parking spaces are required for this facility.

Ample room exists on site to fulfill off-street parking requirements.

- An existing compliant septic system sized for 6 bedrooms was installed in 2003 but has not been placed in service.

The applicants have submitted a wastewater management plan for the facility.

- Ben Hoyt, Goodhue County Environmental Health Director, offered the following comments regarding the applicants' submitted wastewater management plan:

"The constructible area viable for a septic system at the site is limited and reserve soil treatment area should be considered for the long-term proposed use of the property. The soils at the site

will most likely require the construction of an above ground or mound system. The proposed use will be subject to an annual operating permit under the Subsurface Sewage Treatment Ordinance. The submitted septic/sewage plan seems reasonable for what the applicant has proposed. A septic system design and application should be approved prior to any construction on site or use of the property as proposed.”

- Solid waste disposal bins and removal services will be provided by a local professional business.
- The applicants anticipate the need for exterior signage at the property’s main entrance and near parking areas. All exterior signage located within property boundaries must follow GCZO Article 11 section 17.

The applicants shall consult the appropriate road authority prior to placing any signage located within road right-of-ways.

- Downward-projected exterior lighting will be installed for guest safety outside of buildings and along walking paths.
- No nuisance noise generation is anticipated as a result of the proposed use.
- No offensive odors are anticipated to be generated as a result of the proposed use.
- There will not be sale of any retail items on the premises.
- All food and/or liquor offered to guests will be prepared and catered by appropriately licensed professionals.
- The Warsaw Township Board is scheduled to review the applicants’ request on 2/12/18.

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 to the County Board of Commissioners to **APPROVE** the request from Beccah Risdall & Teri Meads for a CUP to establish a Bed and Breakfast Inn with a proposed maximum occupancy of 15 guests. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Hours of operation shall be year round, 7-days per week;
3. Maximum occupancy shall be limited to 15 guests per night;
4. No more than 6 rooms shall be designated for guest use;
5. On-street parking shall be prohibited;
6. This CUP shall be contingent upon the transfer of the subject property from the current owners to the applicants;
7. All exterior signage located on the property must follow Goodhue County Zoning Ordinance Article 11 section 17 SIGN REGULATIONS. The applicants shall consult the appropriate road authority prior to placing signs located within road right-of-ways;
8. Applicants shall work with Goodhue County Environmental Health to achieve compliance with the GOODHUE COUNTY SUBSURFACE SEWAGE TREATMENT SYSTEM ORDINANCE;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, section 13 BED AND BREAKFAST INNS; and Article 22 A-2, AGRICULTURE DISTRICT;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

4. CUP for a Retreat Center

Request for a conditional use permit (CUP) to establish a Retreat Center with a proposed maximum occupancy of 50 guests.

Draft Findings of Fact:

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

- Approval of this request is contingent upon the applicant's successfully rezoning the property from R1 to A2. Should their map amendment request be denied by the Goodhue County Board of Commissioners, this request will be removed from further consideration.
- The subject property currently consists of 2 contiguous parcels comprising 6.4 acres.
The parcels must be combined into one parcel prior to being rezoned to meet the minimum lot size standard of A2 (2 acres).
- Adjacent land uses are agriculture, low density residential and forested lands.
The nearest residence is located approximately 250 feet west of the existing structure.
The unincorporated village of Sogn lies immediately northwest of the property.
- Adjacent zoning districts include R1 to the north; A2 to the east, south, and west.
- The majority of the property has been maintained or developed.
- The property will not be the applicants' primary residence.
- The Retreat Center will be operated by the applicants with the assistance of 1 to 5 additional employees.
- The applicants intend to complete the existing unfinished block castle structures as well as construct a 50 ft x 100 ft multi-purpose event hall.
- The applicants plan to hire engineers/architects to complete the castle buildings and accessory structures.
Building plans will be reviewed as necessary by Goodhue County Building Department staff to ensure compliance with Minnesota building code regulations and issuance of required building permits.
Retreat Center activities will primarily be located within the event hall.
- Hours of operation are proposed to be year-round, 7 days per week, from 8:00 AM to 10:00 PM.
- A maximum occupancy of 50 guests is proposed for Retreat Center events.
- Additional capacity for over-night guests in connection with Retreat Center activities is not proposed with this request.
The applicants anticipate offering lodging for up to 15 overnight guests in conjunction with a separate Bed and Breakfast Inn CUP proposal.
- Primary lot access is located off of CTY 14 BLVD on the eastern edge of the parcel.
- Pursuant to GCZO Article 11, section 16 the Zoning Administrator has determined minimum off-street parking provisions shall be one parking space for every 4 guests. A minimum of 13 off-street parking spaces is required for this facility at a maximum occupancy of 50 guests.
The applicants have submitted a parking plan which demonstrates ample room exists on the property to fulfill off-street parking requirements.
- The applicants are proposing to provide permanent sanitary facilities within the event hall for guest use.
- An existing compliant septic system sized for 6 bedrooms was installed in 2003.
- Ben Hoyt, Goodhue County Environmental Health Director, offered the following comments regarding the applicants' submitted wastewater management plan:

"The constructible area viable for a septic system at the site is limited and reserve soil treatment

area should be considered for the long-term proposed use of the property. The soils at the site will most likely require the construction of an above ground or mound system. The proposed use will be subject to an annual operating permit under the Subsurface Sewage Treatment Ordinance. The submitted septic/sewage plan seems reasonable for what the applicant has proposed. A septic system design and application should be approved prior to any construction on site or use of the property as proposed.”

- Solid waste disposal bins and removal services will be provided by a local professional business.
- The applicants anticipate the need for approximately 2 exterior signs. All exterior signage located within property boundaries must follow GCZO Article 11 section 17.

The applicants shall consult the appropriate road authority prior to placing any signage located within road right-of-ways.

- Downward-projected exterior lighting will be installed for guest safety outside of buildings and along walking paths.
- No nuisance noise generation is anticipated as a result of the proposed use.
- No offensive odors are anticipated to be generated as a result of the proposed use.
- There will not be sale of any retail items on the premises.
- All food and/or liquor offered during events will be prepared and catered by appropriately licensed professionals.
- The Warsaw Township Board is scheduled to review the applicants’ request on 2/12/18.

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

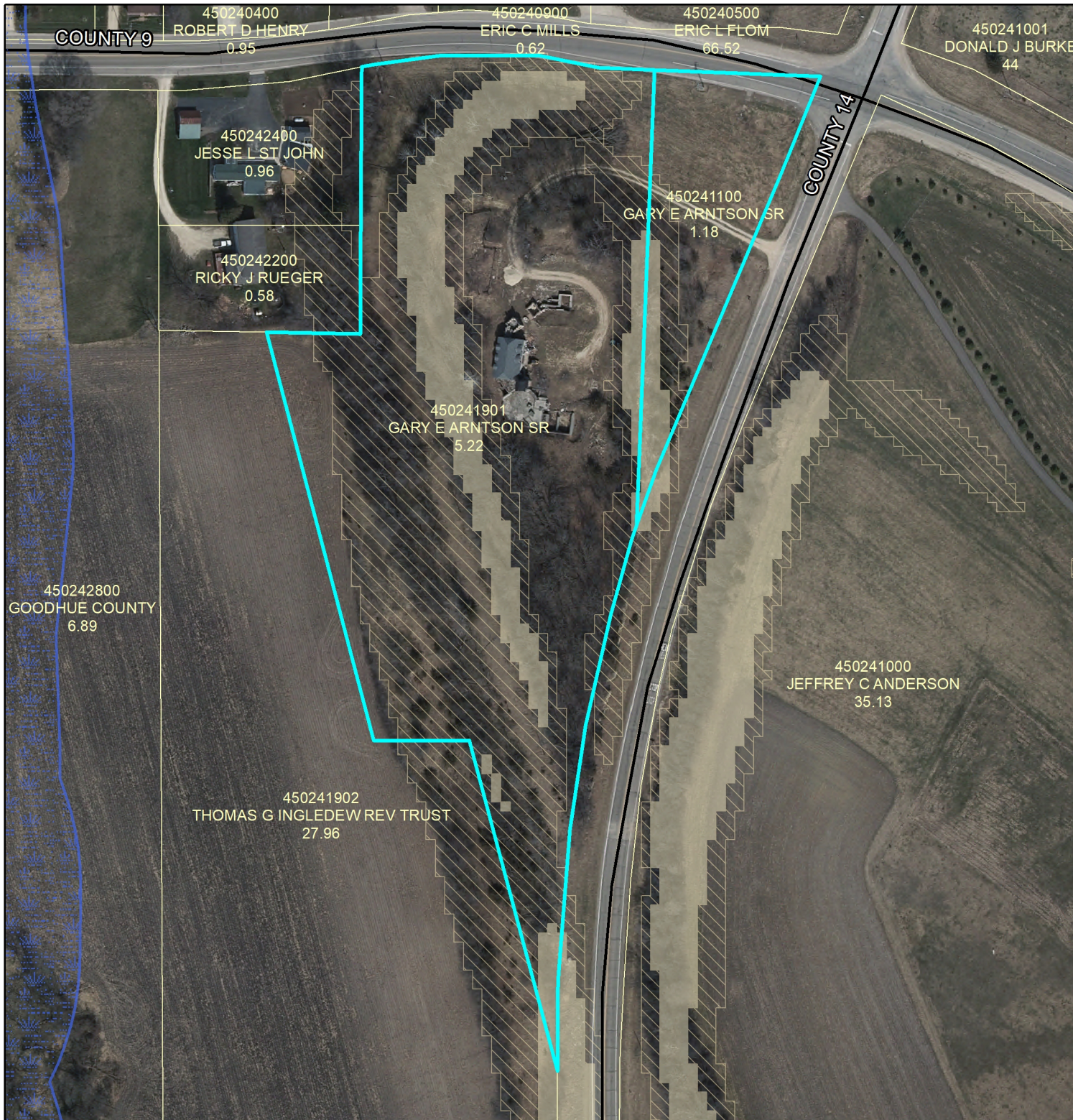
Staff Recommendation:

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 to the County Board of Commissioners to **APPROVE** the request from Beccah Risdall & Teri Meads for a CUP to establish a Retreat Center with a proposed maximum occupancy of 50 guests. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Hours of operation shall be 7 days per week, 8:00 AM to 10:00 PM;
3. Maximum occupancy shall be limited to 50 guests per event and 1 event per day;
4. On-street event parking shall be prohibited;
5. Use of the property by event guests for over-night stays shall require issuance of a separate CUP/IUP;
6. All exterior signage located on the property must follow Goodhue County Zoning Ordinance Article 11 section 17 SIGN REGULATIONS. The applicants shall consult the appropriate road authority prior to placing signs located within road right-of-ways;
7. Applicants shall work with Goodhue County Environmental Health to achieve compliance with the GOODHUE COUNTY SUBSURFACE SEWAGE TREATMENT SYSTEM ORDINANCE;
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, section 25 RETREAT CENTERS; and Article 22 A-2, AGRICULTURE DISTRICT;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.



Planning Advisory Commission

Public Hearing
February 12, 2018

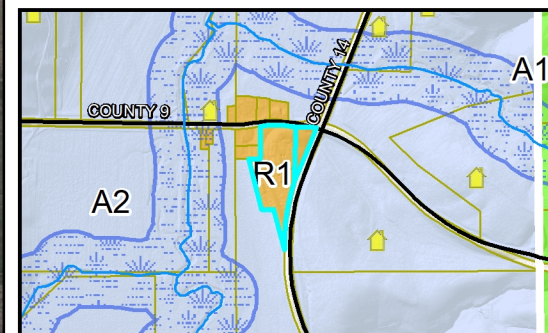
Risdall/Meads (Applicants)
37533 CTY 14 BLVD
Dennison, MN 55018
R1 Zoned District

Parcels: 45.024.1100; 45.024.1901
Part of the NW 1/4, SE 1/4
S24 T111 R18 in Warsaw TWP.

1. Map Amendment
2. CUP for Wedding & Event Center
3. CUP for Bed & Breakfast Inn
4. CUP for Retreat Center

Legend

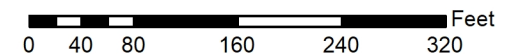
Intermittent Streams	Bluff Impact Zones (% slope) 20
Protected Streams	Bluff Impact Zones (% slope) 30
Lakes & Other Water Bodies	FEMA Flood Zones
Shoreland	2% Annual Chance
Historic Districts	A
Parcels	AE
Registered Feedlots	AO
Dwellings	X
Municipalities	

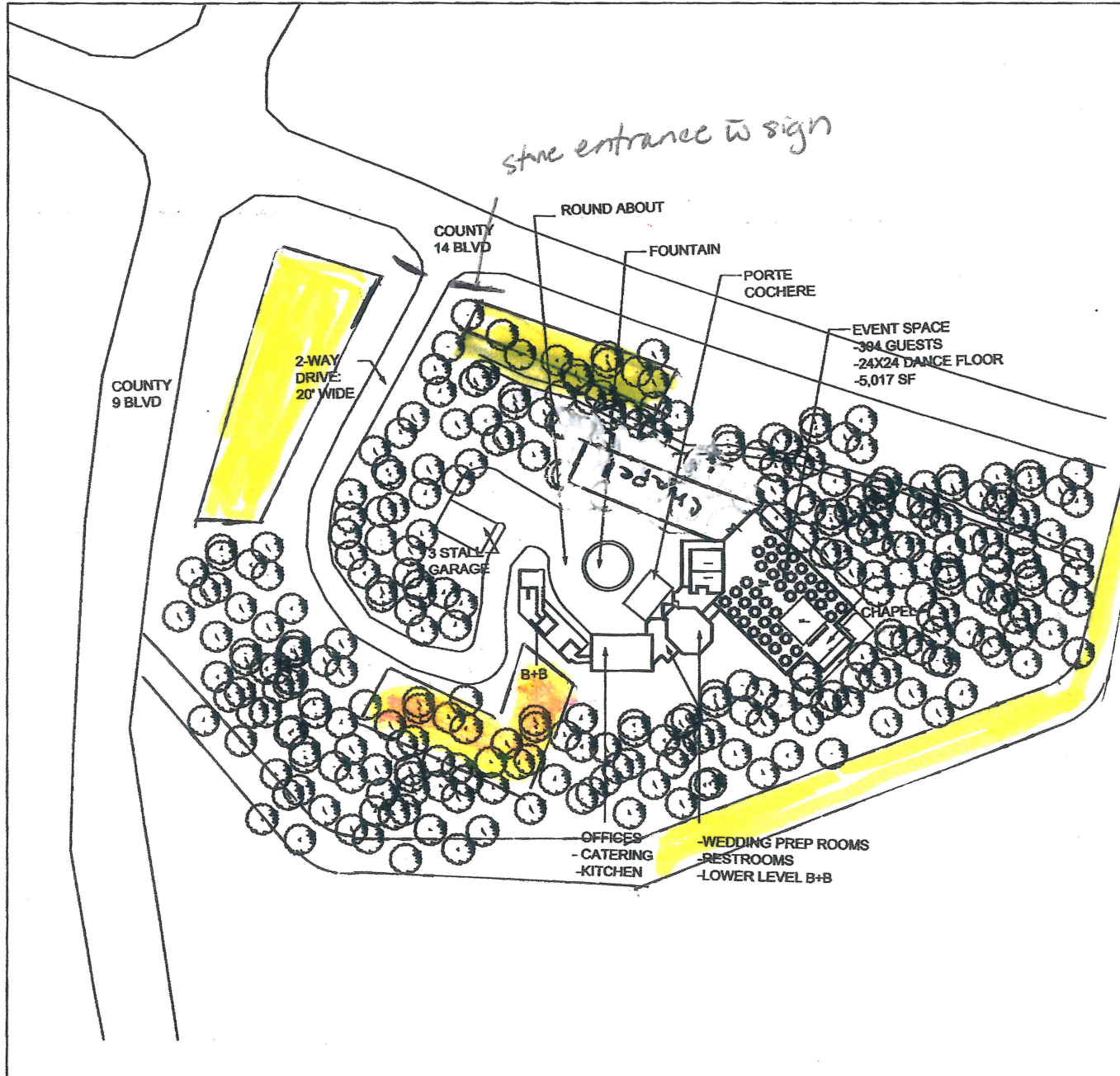


DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2018.

2016 Aerial Imagery

Map Created January, 2018, Ryan Bechel





Event space ~~70x100~~ 50x100

Chapel 35x60

Parking see attachments for dimensions

Handicap Parking

Parking lots

All designs, arrangements, plans, specifications represented by this drawing are owned by, and are the property of SHAWY ARCHITECTS, and may be used or distributed for any use not in connection with the specified project. Items of Trade: Design, arrangements, plans or specifications shall be used by or checked to any person, firm, or corporation for any purpose without the written permission of SHAWY ARCHITECTS. Contact with these documents shall constitute evidence of acceptance of these conditions. When dimensions on drawings shall have precedence over stated dimensions, CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. This office does not warrant or assume any liability for any errors or omissions shown by these drawings. When required, shop drawings and details shall be submitted to this office for approval before proceeding with fabrication of any work.

CASTLE
37533 COUNTY 14 BLVD
WARSAW TWP, MN 55018

COMMISSION #:
XXXXXX

ARCHITECT:

SHEET TITLE:
SITE PLAN

DATE: 01/25/2018

DRAWN BY: MI

CHECKED BY: JS/LM

REVISIONS: DATE:

SHEET NUMBER:

January 17, 2018

To: Goodhue County

Re: Conditional Use Permits, Variance, and Zoning Applications

Teri Meads and Beccah Risdall have entered into a purchase agreement for 37533 County 14 Blvd., Warsaw, MN 55018 for the purposes of establishing a Bed & Breakfast and Wedding/Event Center. Before completing the purchase, we have a discovery period to obtain:

1. The Conditional Use Permits that will allow us to operate a Bed & Breakfast, Retreat, Events, and Wedding Venue.
2. To rezone the property as agricultural. This property was originally zoned agricultural but was rezoned residential to comply with the requirements of a B&B CUP in 1992. The ordinance has now changed that a B&B/Events/Retreats CUP must have agricultural zoning.
3. To request a variance that would allow activities to be completed by 12:00 midnight on Friday and Saturday nights.

History: This property consists of 6 acres and is located southwest of the intersection of County 9 and 14 Boulevards. The current owner obtained approvals to operate this property as a B&B and Wedding Venue. The buildings are meant to look like a castle. Building began in 1997 and was stopped in 2005 due to owner health issues. The property has remained in an unfinished state for 12 years. Approximately 7 months ago the property was listed for sale on MLS.

Summary: Our plan includes finishing the current structure and building new structures consistent with the project plan that was submitted to the building inspectors in 1997. Prior to closing, we will be meeting with architects, builders, inspectors, septic designers, etc. to come up with a site plan that is code compliant. We have secured financing for this project with First Farmers & Merchants Bank.

Construction will start in spring 2018 in order to be ready to hold events beginning in November 2018. We will finish the living quarters located above the garage, install stairs in the turret, and complete the two existing guest rooms. New construction would include a multi purpose event hall, chapel, and four additional guest rooms. Construction would follow the original footprint with building occurring around a central courtyard. The event space would have a maximum capacity of 300. In 2018 we are planning on 4 events, 2019: 30 events, 2020: 60 events and 80 events in the following years. The majority of events will occur during April-October weekends although buildings will be able to accommodate events year round. All garbage will be contained in appropriate receptacles and professionally disposed of in a timely manner. Event restrooms will be

included in the social hall and be handicap accessible. Guest rooms will have separate restrooms. Reception music would occur in the hall which would contain the noise and minimize disturbances. The majority of the property is wooded and located on a bluff which also provides a natural buffer. Downward projected lighting will be installed outside to provide for guest safety. We anticipate installing exterior signs, one located at the entrance and others indicating parking sites. Parking will occur on the property in areas set back 40 feet from property lines and appropriately screened. We will provide 75 parking spaces which includes 3 handicap accessible and 1 van accessible spaces. Events with larger attendance will be required to shuttle guests. A security guard will be present during events where alcohol is served. All food/liquor will be handled by professional caterers. There will not be any retail items for sale.

Our applications are consistent with a number of statements found in the **Goodhue County 2016 Comprehensive Plan**.

1. Non-agriculture development will not occur on existing farmland. There is only a small portion of tillable land on this property which will not be affected. In addition, we will maintain a buffer of wooded resources that currently exists on the the property.

2. Allow agricultural tourism opportunities to encourage diversification of the agricultural economy. Our business will bring many people to this area and will have a positive economic benefit for local businesses such as lodging, transportation, and restaurants. Whenever possible, we will employ local workers to run the business including construction, landscape, and service employees. Visitors to this property will learn about the Sogn Valley and the nearby Nansen Agricultural Historic District and its important place in Minnesota History.

3. Support businesses and uses when sited in compatible areas that would not create extraneous nuisances to adjacent landowners. The property is located on 6 acres and is very secluded since it is up on a hill and surrounded by wooded land. It is our intention to be a responsible community member and we will take measures to mitigate any disturbances to surrounding landowners.

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 450241901
45024110

Permit# Z18.0003

PROPERTY OWNER INFORMATION

Last Name Arntson First Beth & Gary Email:
Street Address 37533 County 14 Boulevard Phone
City Dennison State MN Zip 55018 Attach Legal Description as Exhibit "A" Section 6
Authorized Agent Teri Meads + Beccah Risdall Phone
Mailing Address of Landowner: 109 16th Ave. S. South St. Paul, MN 55075
Mailing Address of Agent: 2928 Jonquil Trl N. Lake Como, MN 55042

PROJECT INFORMATION

Site Address (if different than above): 37533 County 14 Blvd Dennison, MN 55018
Lot Size 6.4 acres Structure Dimensions (if applicable)
What is the conditional/interim use permit request for? To operate B&B, retreats, events, & weddings
Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
See attached

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: Authorization attached section 4 Date 1/17/2018

Signature of Agent Authorized by Agent: Teri Meads

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 \$350 RECEIPT # 161108 DATE PAID 1/24/18

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.

See Attached

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

2. Potential impacts to existing adjacent land uses.

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

4. Proposed number of non-resident employees.

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

6. Planned maximum capacity/occupancy.

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

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

9. Proposed solid waste disposal provisions.

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

Conditional Use Permit Application Project Summary

1. **Description of purpose and planned scope of operations**. The purpose of the CUP is to allow a Bed&Breakfast, Retreats, Events, and Weddings to occur at this property. There was a CUP approved for this property in 1992.
2. **Potential impacts to existing adjacent land uses**. The conditional use will not impact the existing adjacent land uses. The property shape is a triangle. County roads border two sides. The remaining side is bordered by tillable land (75%) and two residential properties (25%).
3. **Planned use of existing buildings and proposed new structures associated with the proposal**. The existing building will be finished to include living quarters and guest rooms. A new event hall, chapel and four additional guest rooms will be built in a complementary style to the existing structure. Construction would occur around a central courtyard and be consistent with the original plan.
4. **Proposed number of non-resident employees**. We will employ a number of part-time employees to include: outside maintenance, parking attendants, security officer, and event servers. In addition we will use local companies, when possible, during construction. Other local businesses such as florists, caterers, lodging, transportation, etc will benefit on an ongoing basis.
5. **Proposed hours of operation**. We propose that events would occur Sunday-Thursday 8am-10pm., Friday-Saturday 8am-12midnight. B&B could operate any day of the week. Most events will occur during summer weekends.
6. **Planned maximum capacity/occupancy**. We are designing the buildings to have a maximum guest capacity of 300.
7. **Traffic generation and congestion, loading and unloading areas, and site access**. Site access will occur off the current driveway or using the old road that runs along the back of the lot. We have received approval from Public Works to add two access points where the old road intersects County 9 and County 14. There will be loading/unloading areas within the parking lots as well as a shuttle drop off at the courtyard.
8. **Off-street parking provisions (number of spaces, location, and surface materials)**. The parking requirement is to have one space for every 4 guests. Therefore, we will have off-street parking for 75 spaces, 3 which will be handicap accessible and 1 van accessible. Parking area surface material will be gravel. See map for parking areas. All parking will be 40 feet back from property lines and appropriately screened from neighboring properties. Shuttles will be used to transport guests thereby reducing the number of cars driving to the event. Parking attendants will ensure that parking regulations are followed.

9. **Proposed solid waste disposal provisions.** Solid waste will be contained in appropriate receptacles and professionally disposed of in a timely manner.

10. **Proposed sanitary sewage disposal systems, potable water systems, and utility services.** There currently is an existing septic system, well and utility services on the property. These will be evaluated and updated as necessary to handle the proposed capacity and be code compliant. There will be permanent restrooms in the event hall for guests.

11. **Existing and proposed exterior lighting.** There is no existing exterior lighting. We propose downward exterior lighting in the parking areas, lighting along walking paths, and outside lighting on the buildings to ensure guest safety.

12. **Existing and proposed exterior signage.** We propose to have a venue sign at the entrance off the driveway. Additional signs indicating parking areas may be needed.

13. **Existing and proposed exterior storage.** There is an existing garage that will be used for storage. Any additional storage areas will be rooms within the new construction.

14. **Proposed safety and security measures.** Adequate lighting, parking attendants, and a security guard are measures to ensure a safe and secure environment for guests.

15. **Adequacy of accessibility for emergency services to the site.** Emergency vehicles will be able to access the property from all three points. Using the driveway, emergency vehicles can get into the courtyard and right up to the buildings.

16. **Potential for generation of noise, odor, or dust and proposed mitigation measures.** There will not be any odor or dust generated. Activities will occur within the courtyard and in the buildings. Noise issues will be contained by having music inside the event hall which is a year round building with air conditioning and heat.

17. **Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.** Much of the grading, excavation, and filling has been done. We will remove vegetation in the parking areas. The venue will be professionally landscaped.

18. **Existing and proposed surface-water drainage provisions.** Drainage requirements are currently being met as the buildings are situated on the top of a hill.

19. **Description of food and liquor preparation, serving, and handling provisions.** All food and liquor will be provided, served and handled by professional caterers. There will be a commercial preparation area in the venue for caterers to use.

20. **Other information essential to the review of the proposal.** The current unfinished structures are built to look like a castle. Therefore, the use of this property is very limited. The layout of the current building is not conducive for a single family home. However, its

unique style makes it perfect for an event venue. Finishing the existing structures will be an asset to the township. Currently, it is a target for vandals. Surrounding properties either existed when the original approvals to operate as a business were granted or bought their property knowing that a B&B was the intended use for these unique structures. The nearest neighbor is located at the bottom of the hill at the back of the property 390 feet away. We intend to be good neighbors by implementing measures to minimize any disturbances to surrounding landowners. This business will have a positive economic benefit for the community. Visitors will be educated about the Sogn Valley and the nearby Nansen Agricultural Historic District and its important place in Minnesota History.

1 GOODHUE COUNTY ZONING DISTRICT CHANGE APPLICATION

Parcel # 450241901
45024110

Permit # Z18.0005

PROPERTY OWNER INFORMATION

Last Name Arntson First Beth + Gary M.I. _____ Date of Birth _____
Street Address 37533 County 14 Blvd Phone _____
City DENNISON State MN Zip 55018 Attach Legal Description as Exhibit "A" Section 6
Authorized Agent Teri Meads + Beccah Risdill Phone _____
Mailing Address of Landowner: _____
Mailing Address of Agent: 2928 Jonquil Tr-1 N Lake Elmo, MN 55042

PROJECT INFORMATION

Site Address (if different than above): 37533 County 14 Blvd Dennison, MN 55018
Lot Size 6.4 Acres Structure Dimensions (if applicable) _____
Existing Zone Residential Proposed Zone Agricultural
Existing Use Unfinished Buildings Intended for B+B.
Proposed Use: Finish structures and operate as B+B, Retreats, Events, + Weddings.

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 see attached authorization Section 4 Date 1/17/2018
Signature of Agent Authorized by Agent Teri Meads

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 variance request.

Signature _____ Title _____ Date _____

Comments:

COUNTY SECTION COUNTY FEE \$ 500 RECEIPT # 1101108 DATE PAID 1/24/18

Applicant requests a variance from 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:

Zoning District Change Application Supporting Information

1. **How is the requested change compatible with the Goodhue County Comprehensive Plan?** The requested change is consistent with a number of statements found in the Goodhue County 2016 Comprehensive Plan.

Non-agriculture development will not occur on existing farmland. There is only a small portion of tillable land on this property which will not be affected. In addition, we will maintain a buffer of wooded resources that currently exists on the the property.

Allow agricultural tourism opportunities to encourage diversification of the agricultural economy. Our business will bring many people to this area and will have a positive economic benefit for local businesses such as lodging, transportation, and restaurants. Whenever possible, we will employ local workers to run the business including construction, landscape, and service employees. Visitors to this property will learn about the Sogn Valley and the nearby Nansen Agricultural Historic District and its important place in Minnesota History.

Support businesses and uses when sited in compatible areas that would not create extraneous nuisances to adjacent landowners. The property is located on 6.4 acres and is very secluded since it is up on a hill and surrounded by wooded land. It is our intention to be a responsible community member and we will take measures to mitigate any disturbances to surrounding landowners.

2. **What is the cumulative effect of the requested zoning change on the affected Township and any cities located within 2 miles of the proposed parcel?** The cumulative effect of the requested change is to reclassify 6.2 acres from residential to agricultural. This is needed since the CUP requires the land to be zoned agricultural. However, originally, this property was zoned agricultural but was only changed to residential to comply with the CUP issued in 1992. We are requesting that the property be zoned to its original classification.

3. **Is the zoning change compatible with the affected Township and any cities located within 2 miles of the proposed parcel?** The zoning change is compatible with the affected Township and surrounding cities since the majority of land is classified agricultural.

December 27, 2017

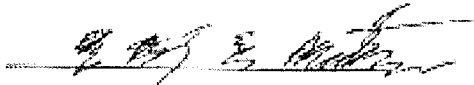
Re: 37533 County 14 Blvd

To whom it may concern:

We, Gary Arntson and Beth Arntson (Owners), grant permission for Beccah Risdall and Teri Meads (Buyers) to apply for Conditional Use Permit(s) and Variance(s) and Re-Zoning for our property at 37533 County 14 Boulevard, Warsaw Twp, County of Goodhue, MN.

We have entered into a Purchase Agreement as of 12/23/2017. Beccah Risdall and Teri Meads wish to pursue approval from governing authorities for their intended use(s) of the property. They may attend meetings and complete applications as required by any governing authorities relative to their needs regarding this property. Governing authorities shall include, but are not limited to: Goodhue County, Warsaw Township, fire departments, police, health and safety authorities.

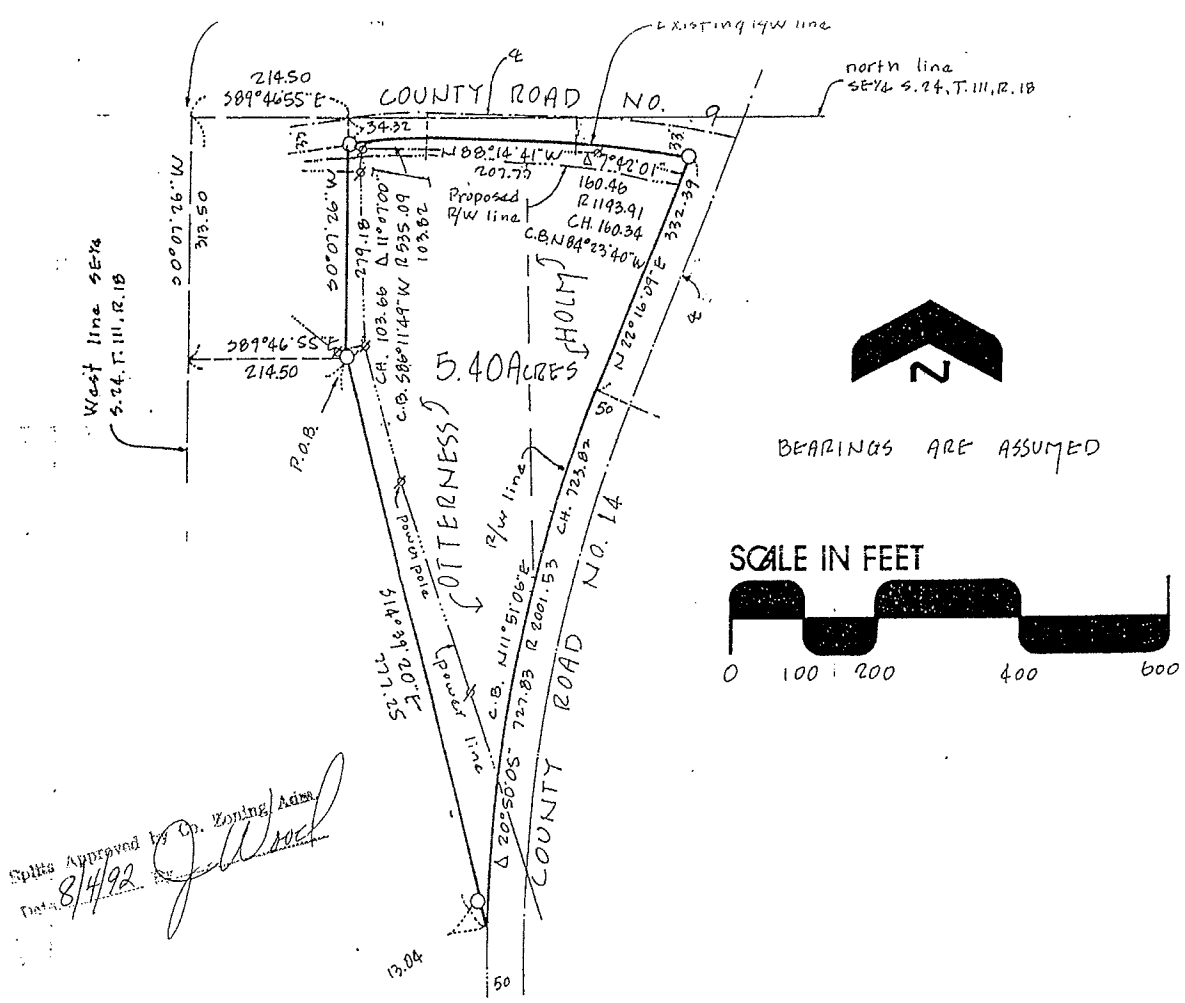
Additionally, we grant permission for any records regarding the above referenced property that may be on file at Warsaw Township or Goodhue County offices to be accessible to the buyers. Goodhue County has a set of blueprints in their file. We have no objections to "lending" to them The Buyers.



Gary Arntson



Beth Arntson



BEARINGS ARE ASSUMED

SCALE IN FEET



Plat Approved by *Dr. zoning Admin*
 Date 8/4/92 *[Signature]*

PROPOSED PROPERTY DESCRIPTION

That part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 111 North, Range 18 West, Goodhue County, Minnesota, described as follows:

Commencing at the northwest corner of the Southeast Quarter of said Section 24; thence on an assumed bearing of South 00 degrees 07 minutes 26 seconds West, along the west line of the Southeast Quarter of said Section 24, a distance of 313.50 feet; thence South 89 degrees 46 minutes 55 seconds East, parallel with the north line of the Southeast Quarter of said Section 24, a distance of 214.50 feet to the point of beginning of the land to be described; thence South 14 degrees 39 minutes 20 seconds East, a distance of 777.25 feet to the westerly right of way line of County Road Number 14, as now located and established; thence northerly, along said westerly right of way line of County Road Number 14, a distance of 1060.22 feet to the southerly right of way line of County Road Number 9, as now located and established; thence westerly, along said southerly right of way line of County Road Number 9, a distance of 472.05 feet to the intersection with a line bearing North 00 degrees 07 minutes 26 seconds East from the point of beginning; thence South 00 degrees 07 minutes 26 seconds West, parallel with the west line of the Southeast Quarter of said Section 24, a distance of 279.18 feet to the point of beginning. Containing 5.40 acres, more or less.

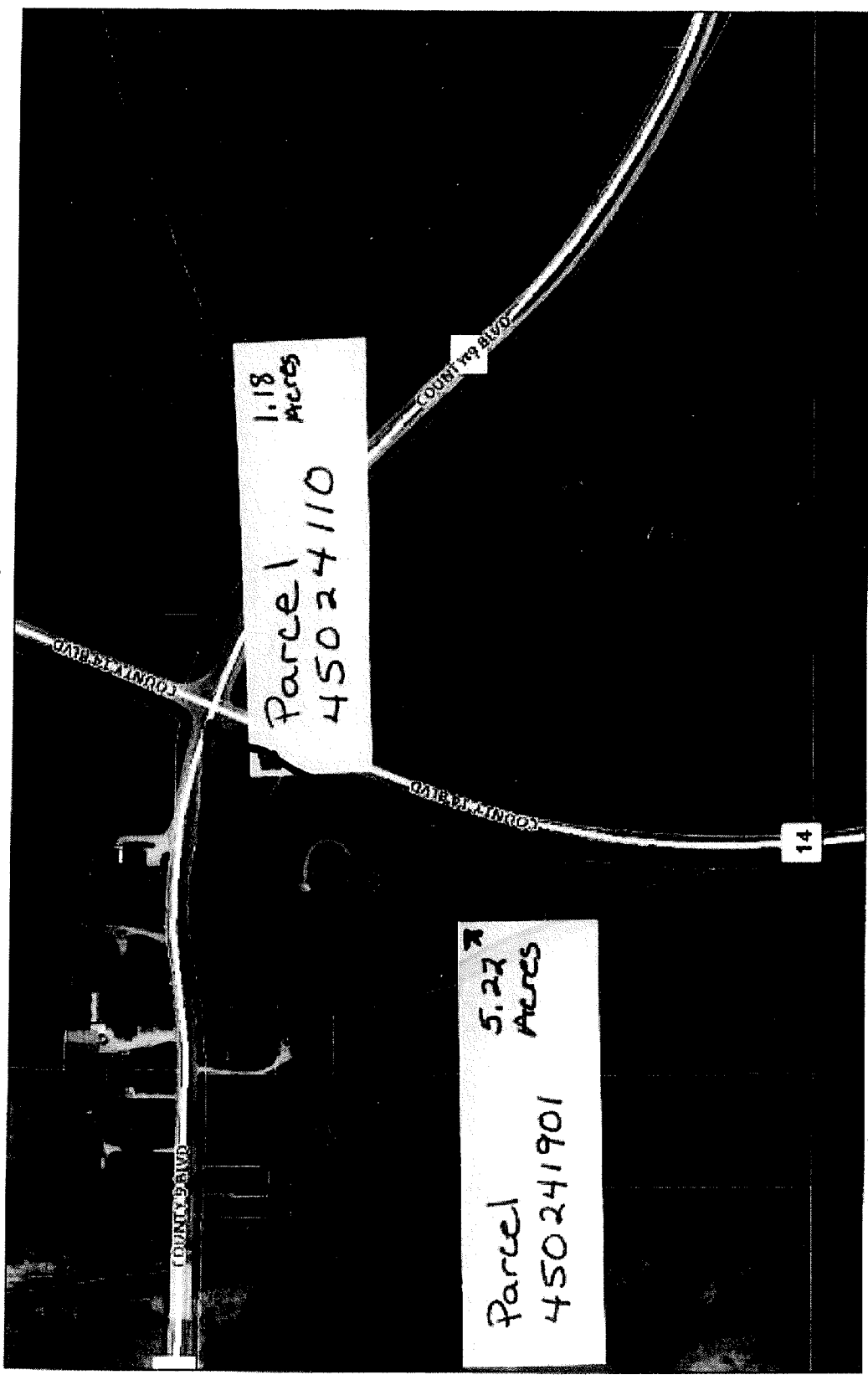
Subject to all easements and restrictions of record.

- DENOTES PLACED 1 INCH BY 18 INCH IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR REGISTRATION NUMBER 15473, UNLESS OTHERWISE INDICATED.
- DENOTES FOUND IRON MONUMENT.

CERTIFICATE OF SURVEY for <u>MR. GARY E. ARNTSON SR.</u>	
BOOK	PAGE
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 <u>MN.</u>	
<u>Alan K. Scofield 15473 June 18, 1992</u> <small>reg. no. date</small>	
JOHNSON & SCOFIELD INC. LAND SURVEYORS 1203 MAIN STREET • RED WING • MN 55066 612 • 388 • 1558 Wabasha County Surveyors Wabasha County Courthouse • Wabasha • MN 55981 612 • 565 • 3244	

Join 2 parcels
into one in rezoning.

ArcGIS WebMap



January 11, 2018

- Roads 8,600
- Township or Other Roads
- Major Roads 4,800
- US Highway

- State Highway
- County Roads 4,800
- County Roads - Cleveland
- County Roads - Round

- Roads 4,800
- Township or Other Roads
- Roads 4,800
- Township or Other Roads

- ESRI Major Roads
- Parcels



ArcGIS WebMap



January 8, 2018

- House Number
- Major Roads 1,200
- County Roads 1,200
- Roads 1,200
- ESRI Major Roads
- Parcel
- US Highway
- County Roads - Gravel
- County Roads - Paved
- Township or Other Roads
- State Highway
- County Roads - Paved
- Roads 1,200
- Township or Other Roads
- Township or Other Roads

ArcGIS WebMap



January 12, 2018

House Number
PIN

Roads 9.600

Township or Other Roads

Major Roads 600

US Highway
State Highway

County Roads 600

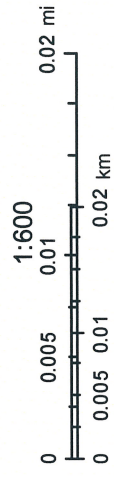
County Roads - Gravel
County Roads - Paved

Roads 600

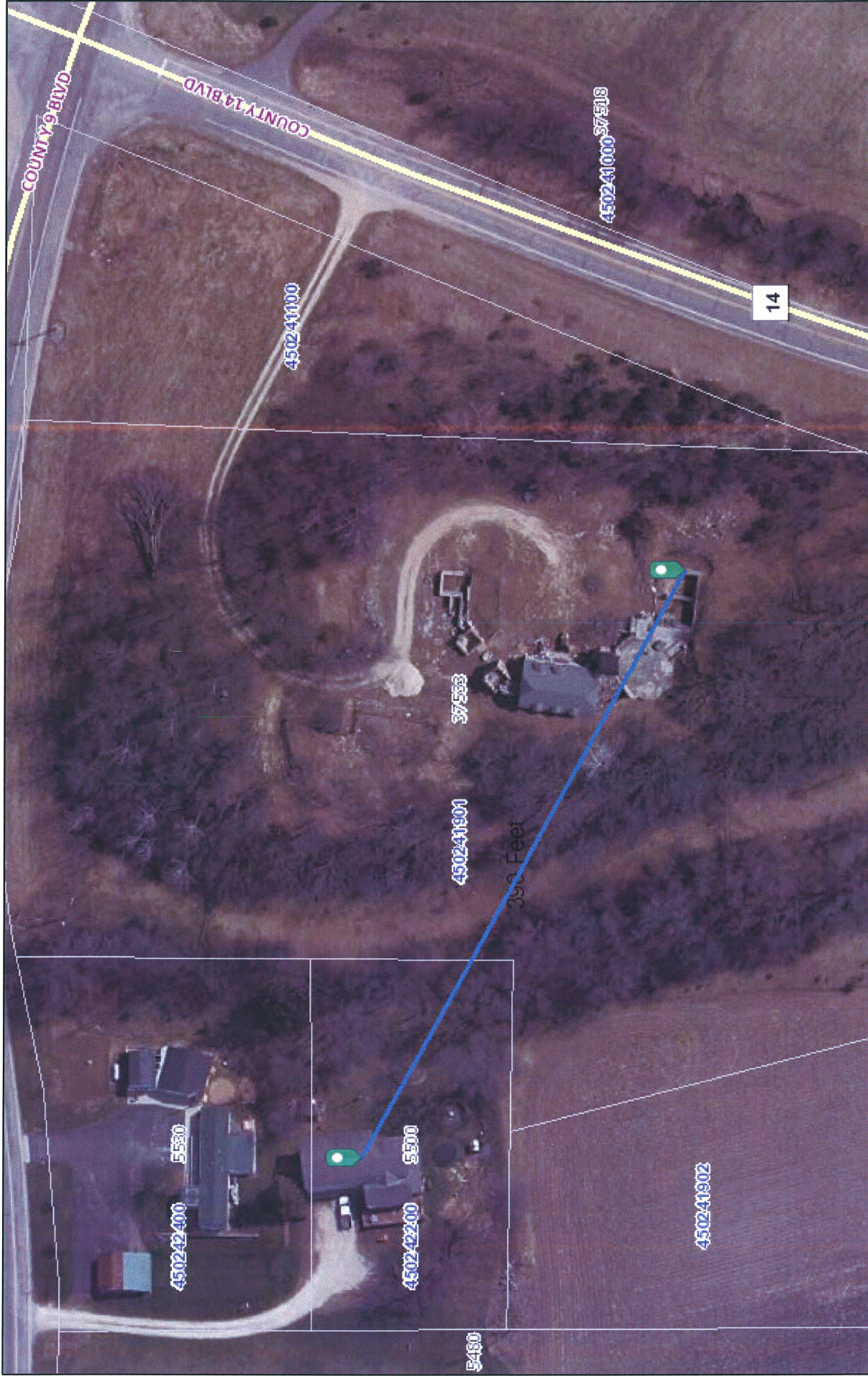
Township or Other Roads
Roads 600

ESRI Major Roads

Parcels



ArcGIS WebMap



January 12, 2018

House Number
PIN

Roads 9.600

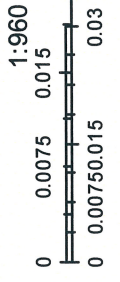
Township or Other Roads

Major Roads 1,200
US Highway
State Highway

County Roads 1,200
County Roads - Gravel
County Roads - Paved

Roads 1,200
Township or Other Roads
Roads 1,200

ESRI Major Roads
Parcels



PARKING MANAGEMENT

Area One:

Angle in parking along the abandoned roadbed on the North Side of the property. Enter from County 9 - one-way traffic oriented west - Exit on County 14. Direction determined to avoid headlights shining on neighbors homes. Single-row, 60 degree angle-in parking facing North. Area impacted - 32 feet wide and 410 feet in width.

Number of vehicle spaces: 46

Area Two:

Head in parking at Northwest corner of structure for ADA requirements for Van Accessible and ADA spaces. Area impacted 20 Feet wide and 22 feet in length within 25 feet of the North wall of the structure.

Number of vehicle spaces : 2

Area Three:

Head in parking at North side of site roadway just East of existing Garden. For service, staff and special needs vehicles as required. Area impacted 40 feet wide and 24 feet in length. Entry and exit along internal site roadway.

Number of vehicle spaces: 4

Area Four:

Head in parking - two rows with a two way single entry/exit lane. Enter site roadway from County 14 and enter parking from lower West side of driveway. Area impacted -41 feet wide and 150 feet in length.

Number of vehicle spaces: 16

Area Five:

Head in parking L shape off lower East side of lower driveway. Area impacted - 64 wide and 100 feet long.

Number of vehicle spaces: 15

Total Vehicle Spaces: 83

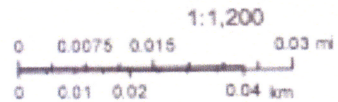
Area # 1

ArcGIS WebMap



January 7, 2018

- House Number
- PIN
- Roads 9.600
- Township or Other Roads
- Major Roads 1,200
- US Highway
- State Highway
- County Roads 1,200
- County Roads - Gravel
- County Roads - Paved



46 spaces
One Way

ArcGIS WebMap

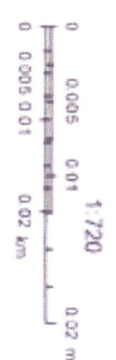
Area #2



January 6, 2018

House Number
PIN
Roads 9,600
Township or Other Roads

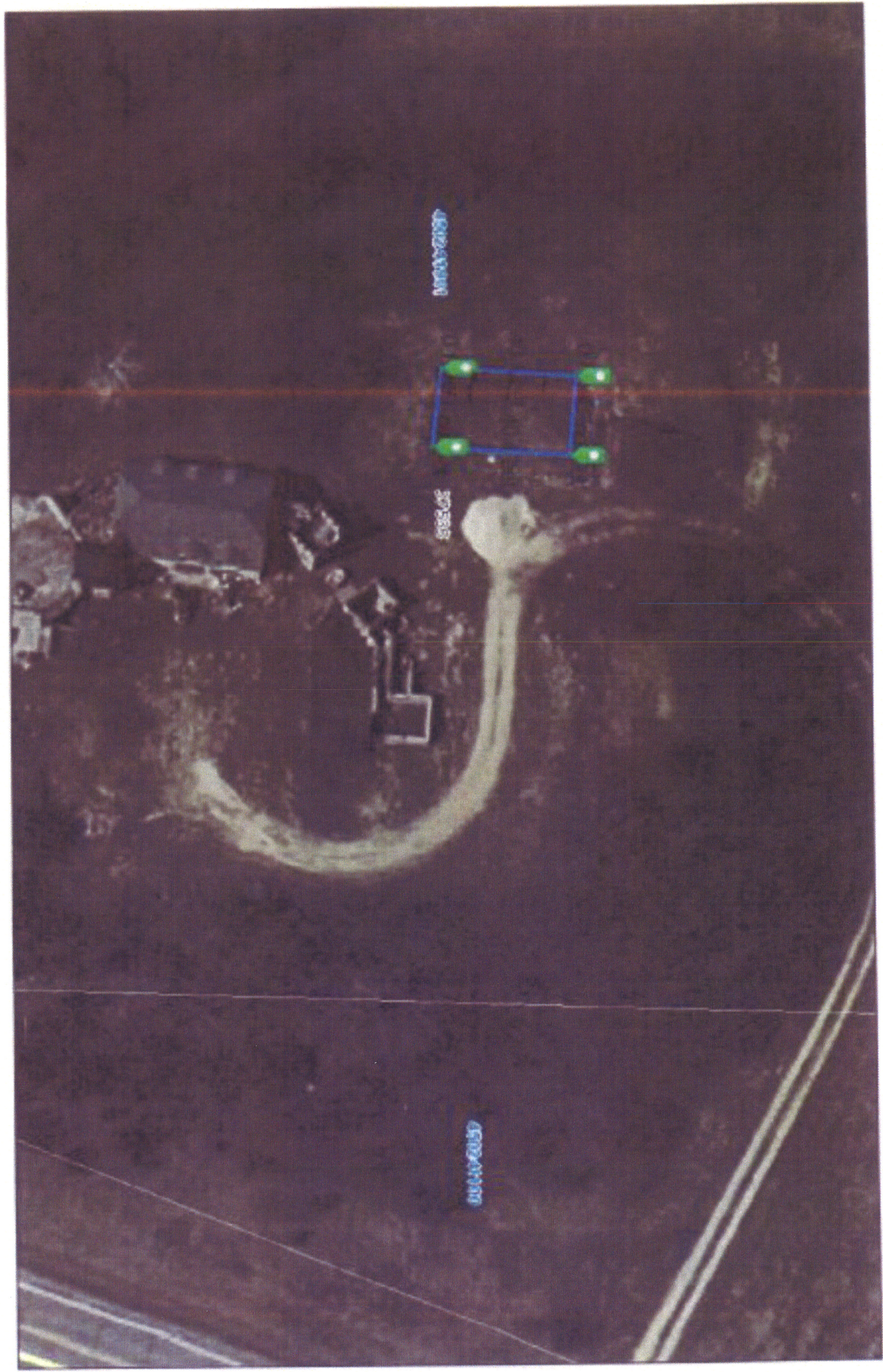
Roads 1,200
County Roads 1,200
County Roads - Gravel
County Roads - Paved
Township or Other Roads
ESRI Major Roads
Parcels



2 spaces
Van / ADA

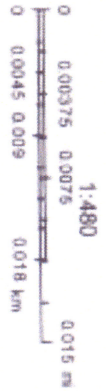
ArcGIS WebMap

Area # 3



January 6, 2018

- House Number
- PIN
- Roads 300
- Roads 300 Township or Other Roads
- Roads 300 Township or Other Roads
- Roads 300 Township or Other Roads
- Major Roads 600
- US Highway
- State Highway
- Township or Other Roads



4 spaces
A.D.A

ArcGIS WebMap

Area # 4



January 8, 2018

House Number
PIN
Roads 9,800
Township or Other Roads

Major Roads 1,200
US Highway
State Highway
County Roads 1,200
County Roads - Gravel
County Roads - Paved
Roads 1,200
Township or Other Roads

ESRI Major Roads
Parcels



16 spaces

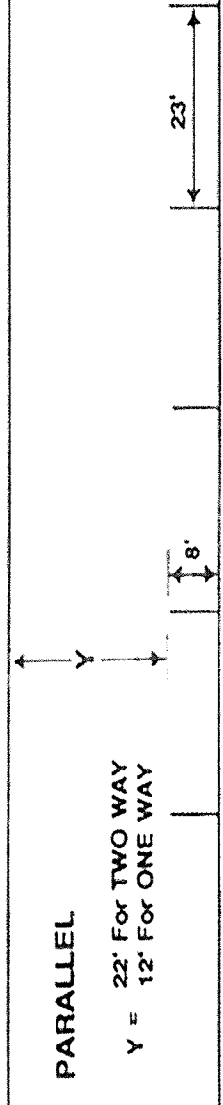
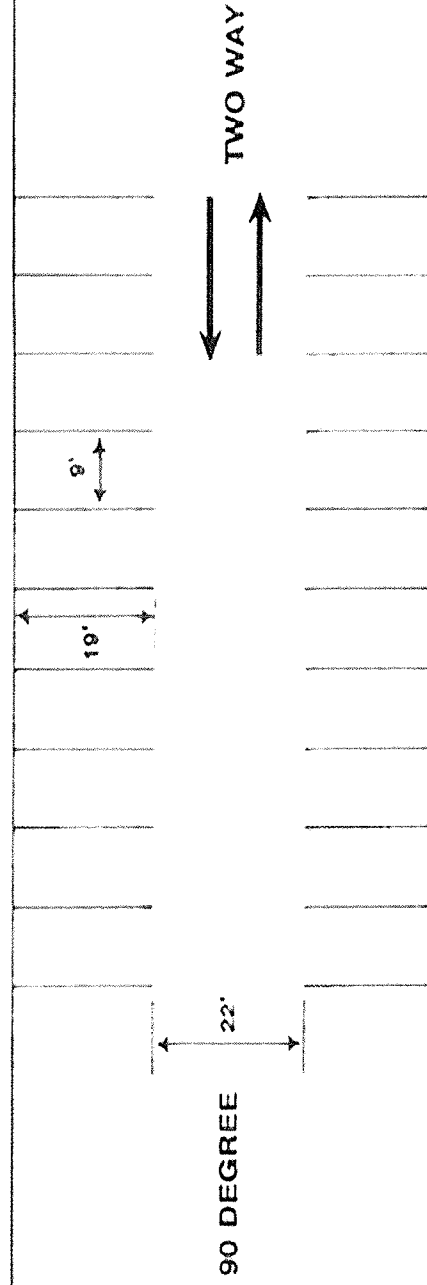
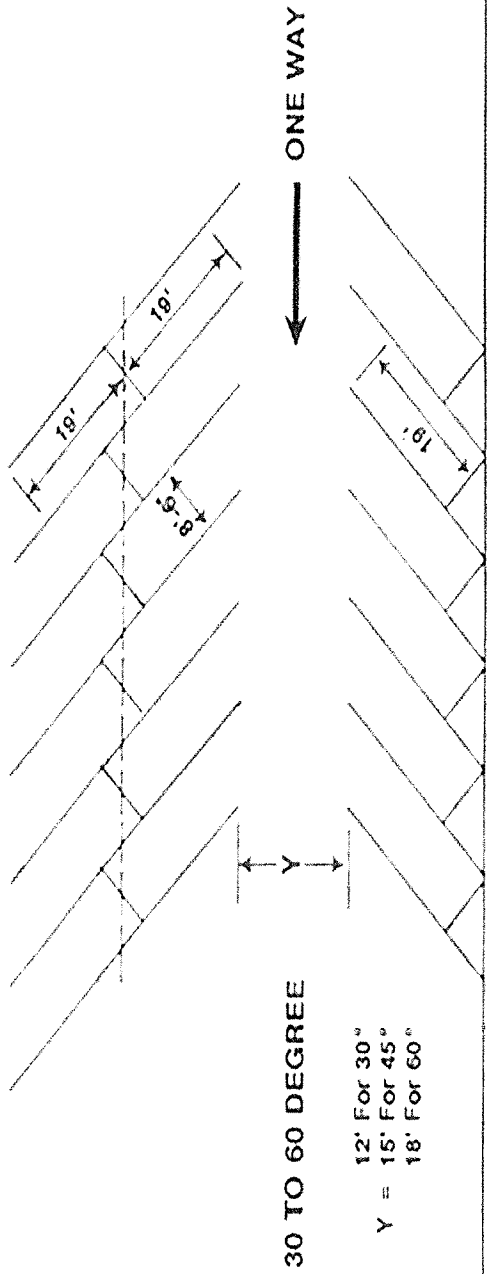
Area # 5



January 7, 2018

- House Number
- PIN
- Roads 9,600
- Township or Other Roads
- Major Roads 1,200
- US Highway
- State Highway
- County Roads 1,200
- County Roads - Gravel
- County Roads - Paved
- Roads 1,200
- Township or Other Roads
- ESRI Major Roads
- Parcels

15 spaces



Bechel, Ryan

From: Beccah Risdall <beccahrisdall@gmail.com>
Sent: Tuesday, January 30, 2018 11:47 AM
To: Bechel, Ryan
Subject: Fwd: Driveways - Castle at CR 9 and CR 14

Follow Up Flag: Follow up
Flag Status: Flagged

Begin forwarded message:

From: "Isakson, Greg" <greg.isakson@co.goodhue.mn.us>
Subject: Driveways - Castle at CR 9 and CR 14
Date: January 22, 2018 at 2:25:44 PM CST
To: "beccahrisdall@gmail.com" <beccahrisdall@gmail.com>
Cc: "Greenwood, Jess" <jess.greenwood@co.goodhue.mn.us>

Beccah,

I reviewed the locations where the old road just west of the castle would tie into CR 14 and CR 9. I don't see an issue with approving ingress driveway permit into your property from CR 14 and an egress driveway permit for cars to exit on CR 9.

Greg Isakson
Goodhue County Public Works
(651) 385-3025

NOTICE: This e-mail and any files transmitted with it are intended only for the use and viewing of the individual or entity to which they are addressed. If you are not the intended recipient, please immediately notify the sender of the transmission error and then promptly delete this message from your computer system. Please be advised that e-mail correspondence to and from Goodhue County may be public data subject to the Minnesota Data Practices Act and may be disclosed to third parties.

Transportation Plan

Purpose:

To provide safe, secure and traffic flows to and from a wedding venue located in Goodhue County

Conditions:

Wedding venue will require parking and/or group transportation for up to 300 guests and 20 staff. Access is by State/Interstate Highways from East and West of the site to County Roads to the site entrance.

The guests cities of origin will greatly vary. The venue will establish “Headquarters Hotels” for lodging and provide shuttle service from those locations.

Site Parking Capabilities:

It has been determined that the venue site can accommodate 75 passenger and food service vehicles.

Events that will serve 200-300 people will require, by event contract, that the client agree to a shuttle service so as not to exceed parking capacity.

On site “valet” personnel will direct and assist guests as they arrive and depart.

Other specific methods of transportation (cab, ride service, etc...) may be required as Management sees fit.

Draft of Septic/ Sewage Plan

It is anticipated, in discussion with the installer/designer of the existing system on the partially-complete building, that a second system would be designed and installed approximately 60-70 feet to the West of the existing system. Like the existing system it would consist of a tank outside the building to catch solids with a pipe and pump system to facilitate a new mound system at the west side of the property. All properly sized and designed to serve an event center with a 300-person capacity.



SEPTIC SYSTEM FIELD INSPECTION REPORT

Goodhue County Environmental Health Department
509 W. 5th Street - P.O. Box 408
Red Wing, MN 55066 (651) 385-6130

Permit Number

03-132

Installer Contractor Glenn Mulvehill License # 121 Parcel Number 45-024-1901
Owner of System- Gary Arntson Name 110 W Thompson Ave City Wright State MN
Septic System Location 37533 Co Rd Blvd Dennison Address City State Zip Code

Contractor Information: Yes No Designated Registered Professional on Site
Classification of System: New Construction Replacement System House Other
Type of House: I II III IV Tank Replacement Only

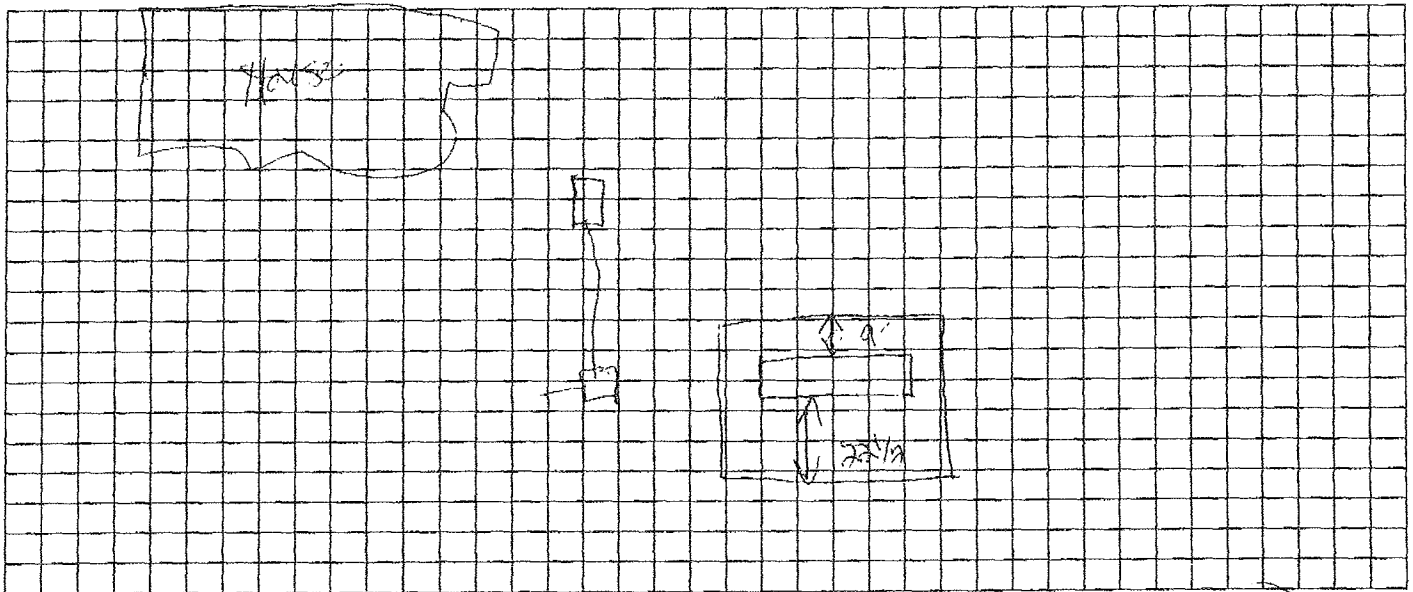
Number of Bedrooms: 2 3 4 5 6 7 8 9
Tank Size: 750 Tank 1,000 1,250 1,500 2,000 2,250
 3,000 other Pump installed in tank Yes No
 Garbage Disposal Installed Two Compartment Septic Tank Multiple Tanks Pump Tank Size 1250

Type of System:
 Trench Gravelless Pipe Chambered System Mound Pressurized Bed
 At Grade System Holding Tank only Other Warrantied Performance 8% slope

Distance Location:
 100' from Well. (50' from Cased/Grouted Well) 3' Separation Distance from Water Table and Bedrock
 10' from Property Line 10' from Other Buildings 20' from Buildings with Soil Treatment Area

Soil Type:
 Course Sand Find Sand 1.67 Loam 1.67 Clay Loam 2.20
 Sand 0.83 Sandy Loam 1.27 Silt Loam 2.00 Clay

411 x 93



Remarks and Orders:
Deck being installed @ time of inspection. Sand on down slope
being shaped and finished @ time of inspection.

Approved for Garbage Disposal Not Approved for Garbage Disposal
 In compliance with MN Rules Chapter 7080 Under Normal Usage Not in compliance

INSPECTOR'S NAME Franco Holst
Received By Alan H. Mulvehill Date: 11-21-03



333 East Main Street
P.O. Box 388
Elk River, MN 55330
Phone: 763-441-7509
Fax: 763-441-9176

Last Name: ARNTSON

Order Date: 9/13/2005

First Name: GARY

File #: 051-169

Address: 37533 CTY 14 BLVD

Unique Well #: 692653

City: DENNISON

Drillers #: 19649

State: MN Zip Code: 55018 County:

Legal:

Ordered By: CARLSON WELL

Sampled From: WELL

Sampled By: CARLSON WELL

Date Sampled: 9/12/2005

Reason For Test: ROUTINE

Time Sampled: 12:10 PM

Sample Temp: >4 deg C

TEST PERFORMED	REQUIRED RESULTS	TEST RESULTS
Coliform Bacteria	Negative	NEGATIVE
Nitrate	Less than 10.0 ppm	<1.0ppm
Lead	Less than 0.015 mg/L	Not Requested

This sample DOES meet the State of Minnesota and EPA guidelines for safe drinking water.

Notes:

The test results are only indicative of the sample tested from the sample point on the date collected.
Water Laboratories, Inc. is certified by the State of Minnesota under the Safe Drinking Water Program.
Lab ID# 027-141-110

Water Laboratories, Inc.

Amount Billed:

By: Shelly J. Christy

Date Paid:

Date: 9/14/2005

Amount Paid:

SEP 27 2005



DSCN0632.JPG



DSCN0633.JPG

GARY ARNT SOA
37533 CTY 14 WARSAW TWP
5-19-03



DSCN0634.JPG



DSCN0635.JPG