



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

Planning Advisory Commission

7:00 PM Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. November 19, 2018 Meeting Minutes

Documents:

[MINUTES_NOVEMBER2018_PAC_DRAFT.PDF](#)

Appointment Of Chair, Vice Chair, And BOA Representative

Conflict/Disclosure Of Interests

Public Hearings:

Request For Amendment To IUP For Non-Agricultural Use Associated With Agri-Tourism (Wedding Barn Event Center)

Request submitted by Randal and Barbara Kerkhoff (owners) to amend existing IUP to allow a Wedding Barn Event Center to operate from 8:00 AM until midnight (currently 8:00 AM to 10:00 PM). Parcel 39.025.0401. 23897 510th St. Pine Island, MN 55963. Part of the SE ¼ of the SE ¼ of Sect 25 Twp 109, Range 15 in Pine Island Township. A2 Zoned District.

Documents:

[PACPACKET_KERKHOFF_JAN2019.PDF](#)

Roper Irrevocable Trust (Owner) And Bonnie Weber (Applicant)

Parcel 32.021.0800. 31542 West Florence Trail, Red Wing, MN 55066. SW ¼ of Sect 21 Twp 112 Range 13 in Florence Township. A2 Zoned District.

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

Request for Conditional Use Permit (CUP) to establish a Wedding Barn Event Center with a proposed maximum occupancy of 400 guests.

2. CUP for Commercial Outdoor Recreation Facility

Request for Conditional Use Permit (CUP) to establish an off-road trail course for ATV's, UTV's and various "4x4" vehicles to host commercial riding events with up to 400 participants.

Documents:

[PACPACKET_ROMPER.PDF](#)

Other-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
November 19th, 2018 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Darwin Fox at the Goodhue County Government Center 3rd Floor Court Room in Red Wing, Minnesota.

Roll Call

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

Commissioners Absent: Byron Nesseth, Marc Huneke

Staff Present: Land Use Management Director Lisa Hanni, Zoning Administrator Mike Wozniak
Zoning Assistants Ryan Bechel and Abby Breyfogle

1. Approval of Agenda

¹Motion by Commissioner Feuling; seconded by Commissioner Nystuen to approve the meeting agenda. Motion carried 6:0 (Commissioner Gale Absent)

2. Approval of Minutes

²Motion by Commissioner Feuling; seconded by Commissioner Drazkowski to approve the previous month's meeting minutes. Motion carried 6:0 (Commissioner Gale Absent)

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearings

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request for map amendment by Stephen Monchamp (owner) to rezone 13.5 acres from A2 (Agriculture District) to R1 (Suburban Residence District). Parcel 32.120.0161. TBD Staehli Park RD Lake City, MN 55041. Lots 11 and 12 of Auditors Subdivision of the SE ¼ of the NW ¼ of Sect 24 and part of the NE ¼ of the NW ¼ of Sect 24 all located in Twp 112 Range 13 in Florence Township.

The Applicant (Stephen Monchamp) was not present to represent the application.

Ryan Bechel (Bechel) presented the staff report and attachments.

Commissioner Gale arrived at 6:03 pm.

Staff summarized a letter received via fax from Bob Kohrs objecting to the rezone request (attachment 1).

Chair Fox opened the Public Hearing.

Wendy Scofield stated that she is opposed to the rezone because she does not want to see the area she lives in turn into a tourist area. She stated she used to live in Napa Valley, California and witnessed incremental rezoning of the area turn it into a tourist destination. She continued that she did not want that to happen here.

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

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There was discussion among Commissioners Stenerson, Pettit, and Fox regarding the potential conversion of existing agricultural lands to residential use.

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

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record;
- and recommend that the County Board of Commissioners **APPROVE** the map amendment request from Stephen Monchamp to rezone parcel 32.120.0161 from A2 (General Agriculture District) to R1 (Suburban Residence District).

Motion Carried 4:3 (Pettit, Fox and Stenerson opposed)

PUBLIC HEARINGS: Request for Map Amendment (Rezone)

Request for map amendment submitted by John (Jack) Lucking to rezone 2 parcels comprising 34.26 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District). Parcels 41.024.2200 and 41.024.2300. 3185 Willow Trl. Cannon Falls, MN 55009. Part of the SE ¼ of Sect. 24 Twp 112 Range 18 in Stanton Township.

The Applicant (Jack Lucking) was present to represent the application.

Ryan Bechel presented the staff report and attachments.

A letter received 11/19/18 from Stanton Township regarding their opposition to a rezone was read (Attachment 2)

A memo from Goodhue County LUM responding to Stanton Township detailing why a rezone is necessary and not a variance for an increase in density was read (Attachment 3).

The Applicant stated that he has a small apple orchard and some sheds on the property that he uses when he is harvesting the apples or working in the orchard. He commented that he does not wish to grow the orchard into anything bigger than it currently is. He stated that he had a variance previously for dwellings on the property but the time on those variances lapsed and at that time he was undergoing treatment for cancer so he was not in a position to build a new home.

Commissioner Stenerson commented that he was concerned if this was rezoned to R1 that would limit the future use of this property.

Staff noted that his uses would be limited to those allowed in the R1 Zone. This would limit larger scale business uses and most agricultural uses. Staff added that due to the proximity of the properties to existing residences and the city of Cannon Falls, there is not enough room currently to establish a registered feedlot on the site and meet reciprocal setback requirements.

Chair Fox opened the Public Hearing.

Ken Burns, Stanton Township Board Member, spoke on behalf of Stanton Township. He stated that the board had approved Lucking's request to allow 2 dwellings on his two parcels, but the township strongly objects to a rezone. Burns stated that if a rezone would be approved that would put pressure on the township to rezone other similar properties. He stated the township is not against Lucking's request for dwellings, but the township is against a rezone and would prefer the county also grant variances to allow the Applicant to establish dwellings.

Cheryle Peters, Stanton Township clerk, echoed Burns' comments regarding the objection to

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the rezone.

Lisa Hanni explained that the County's avenue to allow the Applicant to have a dwelling site on each property is via a rezone. The county does not use a variance in this situation. She also reconfirmed with Mr. Burns that currently, the township has the Applicant's properties zoned R1, which is what the county would recommend rezoning it to at the county level.

The Applicant added that he does not wish to grow his apple orchard into anything larger than it currently is.

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

There was discussion among the PAC regarding the restricted use of the property in the future if rezoned to R1.

Bechel stated that in terms of future land use, being able to use this parcel in the future as a feedlot would be very difficult due to the setbacks necessary for feedlots.

It was clarified that if a rezone isn't approved, the applicant would not have a dwelling site at all on either parcel.

Commissioner Stenerson commented that he felt the request could be viewed as a spot zone.

Bechel responded that given the properties are adjacent to an existing R1 district and the majority of surrounding properties are low density rural residences he would do not view the proposal to be a "spot zone."

⁶Motion by Commissioner Feuling seconded by Commissioner Gale, for the Planning Advisory Commission to:

- adopt the staff report with amendments into the record;
 - adopt the findings of fact;
 - accept the application, testimony, exhibits, and other evidence presented into the record;
- and recommend that the County Board of Commissioners **APPROVE** the request from Jack Lucking to rezone 2 parcels comprising 34.26 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District).

Motion Carried 6:1 (Stenerson opposed)

PUBLIC HEARING: to consider Goodhue County Ordinance updates

Article 5 (Variances and Appeals) "Findings" for variances amended to conform to current state statute regulations.

Article 6 (Non-Conforming Uses) amended to remove language relating to non-conforming septic systems.

Article 11 Section 30 (Non-Agricultural Uses Associated with Agricultural Tourism) amended to allow inside event activities to conclude no later than 12:00AM if approved through the CUP process (currently 10:00PM).

Lisa Hanni (Hanni) presented the staff report.

Chair Fox opened the Public Hearing.

No one spoke for or against the Ordinance updates.

⁷After Chair Fox asked three times for comments, it was moved by Commissioner

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DRAFT**

Feuling and seconded by Commissioner Gale to close the public hearing. Motion carried 7:0

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

adopt the staff report into the record, and recommend the County Board of Commissioners **APPROVE** the proposed amendments to the Goodhue County Zoning Ordinance.

Motion Carried 7:0

5. Other discussion

9Adjourn: Moved by Commissioner Feuling, second by Commissioner Pettit, to adjourn the Planning Advisory Commission meeting at 6:55 PM.

Motion carried 7:0

Respectfully Submitted,

Abby Breyfogle; Recording Secretary

**Note: due to technical difficulties, a digital recording of the meeting is not available.*

¹ APPROVE the PAC meeting agenda.

Motion carried 6:0.

² APPROVE the previous month's meeting minutes.

Motion carried 6:0.

³ Motion to close the Public Hearing.

Motion carried 7:0

⁴ Recommend the County Board of Commissioners Approve the request to rezone parcel 32.120.0161 from A2 to R1.

Motion carried 4:3

⁵ Motion to close the Public Hearing.

Motion carried 7:0

⁶ Recommend the County Board of Commissioners Approve the request the request from to rezone 2 parcels comprising 34.26 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District).

Motion carried 6:1

⁷ Motion to close the Public Hearing.

Motion carried 7:0

⁸ Recommend the County Board of Commissioners Approve the proposed amendments to the Goodhue County Zoning Ordinance.

Motion carried 7:0

⁹ ADJOURN the Planning Commission meeting.

Motion carried 7:0

UNOFFICIAL UNTIL 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

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 Advisory Commission
From: Land Use Management
Meeting Date: January 14, 2019
Report date: January 3, 2019

PUBLIC HEARING: Request for Amendment to IUP for Non-Agricultural Use Associated with Agri-tourism (Wedding Barn Event Center)

Request submitted by Randal and Barbara Kerkhoff (owners) to amend existing IUP to allow a Wedding Barn Event Center to operate from 8:00 AM until midnight (currently 8:00 AM to 10:00 PM). Parcel 39.025.0401. 23897 510th St. Pine Island, MN 55963. Part of the SE ¼ of the SE ¼ of Sect 25 Twp 109, Range 15 in Pine Island Township. A2 Zoned District.

Application Information:

Applicant: Randall and Barbara Kerkhoff
Address of zoning request: 23897 510th St., Pine Island, MN 55963
Parcel(s): 39.025.0401
Abbreviated Legal Description: Part of SE ¼ of SE ¼ Sect. 25 Township 109, Range 15 in Pine Island Township
Township Information: Pine Island Township endorsed acknowledgement of the Applicant's request.
Zoning District: A2 (General Agricultural District)

Attachments and links:

Application and submitted project summary
IUP Z16-0072 (Approved 11/01/16)
Article 11, Section 30 *Non-Agricultural Uses Associated with Agricultural Tourism*
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Summary:

The applicants received IUP approval from the County Board in November 2016 (Doc#636571) to establish a Wedding Barn Event Center on the above mentioned property in Pine Island Township. The applicants have since established a Wedding Barn Event Center and have been operating within the conditions of the IUP without complaint.

Condition #8 of the current IUP states "With hours of operation from 8am to 10pm". The applicants have applied to modify the aforementioned condition so that they are able to hold events from 8am to 12am (midnight).

In the past, a change in operational hours beyond 10:00 pm was made via variance, but in November 2018, the Goodhue County Zoning Ordinance (GCZO) Article 11, Section 30 was amended to allow for Non-Agricultural Uses Associated with Agri-tourism events to be held until midnight if approved through the CUP process for a variance. Due to the Ordinance amendment, the applicants are asking for a modification of condition #8 of their current IUP. This modification would allow the Wedding Barn Event Center to be operationally competitive with similar existing facilities within the County.

Applicants do not wish to change any other condition of their IUP.

Staff are suggesting a few additional “Housekeeping” amendments to their existing conditions.

Staff recommends that condition #2 “Compliance with Goodhue County Zoning Ordinance, including but not limited to: ARTICLE 23 A-3, URBAN FRINGE DISTRICT, Article 10, Section 2, Subdivision 8g: Wedding Ceremonies or Receptions or other events” be corrected to the following:

“Compliance with Goodhue County Zoning Ordinance, including but not limited to: ARTICLE 22 A-2, AGRICULTURE DISTRICT; and Article 11, Section 30.”

Staff also recommends that condition #3 “Proof of liability insurance for the structures, property, occupants, visitors, and events proposed”, be removed as it is no longer a requirement of an IUP.

Draft Findings of Fact:

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

1. The proposed Wedding Barn Event Center operational hours do not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use has been established and operating since 2016 without any record of conflicts with existing residential uses in the area.
2. The Wedding Barn Event Center operational hours are not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and the majority of the operations will be confined within the existing and proposed structures. The use, as proposed, appears compatible with existing adjacent land uses.
3. A review of the applicant’s previous project summary indicates adequate utilities, access roads, drainage and other necessary facilities are available.
4. The Wedding Barn Event Center will be conducted primarily within the existing structure to prevent and control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance.

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 that the County Board of Commissioners **APPROVE** the request from Randal and Barbara Kerkhoff to amend IUP Z16-0072 (approved 11/01/16) to modify Wedding Barn Event Center operational hours to 8am to midnight. Upon approval, this IUP will replace and cause CUP Z16-0072 to be revoked.

Subject to the following conditions:

1. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
2. Compliance with Goodhue County Zoning Ordinance, including but not limited to: ARTICLE 22 A-2, AGRICULTURE DISTRICT; and Article 11, Section 30;
3. Compliance with Goodhue County Septic Ordinance, including compliance with septic system permitting requirement as administered by Land Use Management Department Environmental Health Staff;
4. Review of the proposed event facility by a State of Minnesota licensed design professional to evaluate if the structure is in compliance with applicable Building Code standards and requirements for the intended use to be submitted to the Building Official. Any required

improvements to the structure must be completed prior to start of operations.

5. The owners will cooperate with inspections of the facility in coordination with Land Use Staff;
6. The Interim Use Permit shall be limited to Barbara and Randy Kerkhoff; use by another owner or operator shall be subject to obtaining a new Interim Use Permit from Goodhue County.
7. Hours of operation shall be 8am to 12am (midnight).

Planning Advisory Commission

Public Hearing
January 14, 2018

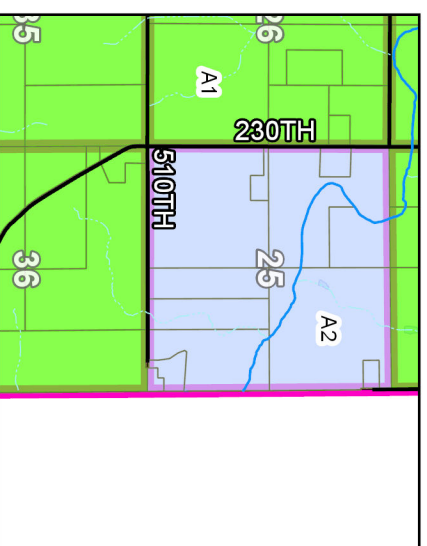
Randal and Barbara Kerkhoff
A2 Zoned District

Parcel 39.025.0401
Part of the SE1/4 of SE1/4
Sec 25 Twp 109 Range 15
in Pine Island Township

Amend IUP to operate Wedding Barn
Event Center until Midnight. Currently
operates until 10:00 pm

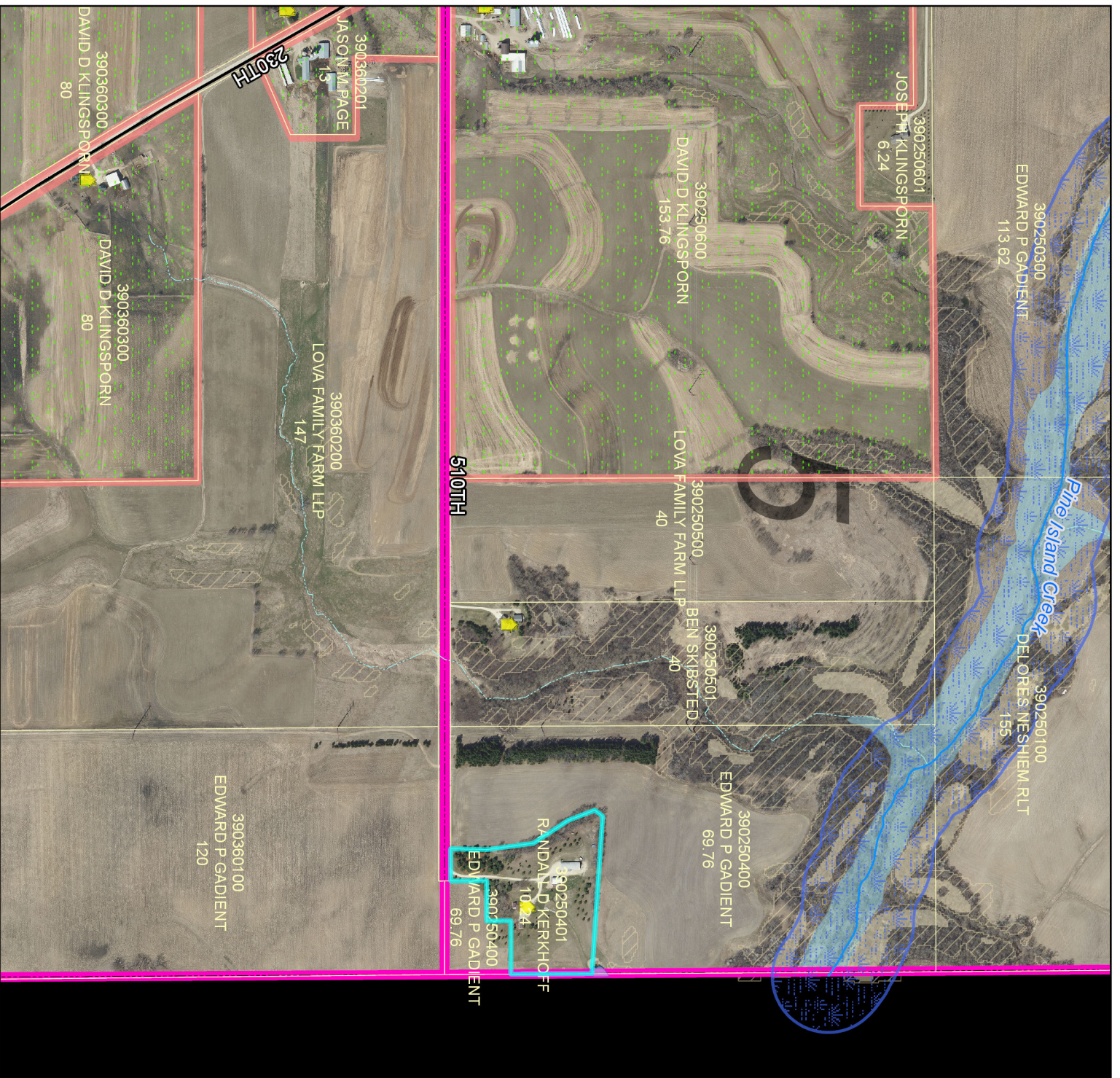
Legend

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



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 2019.

2016 Aerial Imagery
Map Created January, 2019 by LUM



RECEIVED

DEC 19 2018

GOODHUE COUNTY ^{Land Use Management} CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 39.025.0401

Permit # Z18.0000

PROPERTY OWNER INFORMATION

Last Name: ~~Randy~~ Kerkhoff First: Randall + Barbara Email: _____
 Street Address: 23897, 510th St Phone: _____
 City: Pine Island State: MN Zip: 55963 Attach Legal Description as Exhibit "A"
 Authorized Agent: _____ Phone: _____
 Mailing Address of Landowner: _____
 Mailing Address of Agent: _____

PROJECT INFORMATION

Site Address (if different than above): _____
 Lot Size: 10.25 Structure Dimensions (if applicable): _____

What is the conditional/interim use permit request for?
 * To change our closing hours from 10:30pm to 12:00 pm
 Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized

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: Randy Kerkhoff + Barbara Kerkhoff Date: 12-1-18
 Signature of Agent Authorized by Agent: _____

TOWNSHIP INFORMATION

Township Zoning Permit Attached? If no please have township complete below.

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature: _____ Title: _____ Date: _____

Comments: _____

COUNTY SECTION: _____ COUNTY FEE \$350 RECEIPT # 16611 DATE PAID 12-19-18

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).
This Venue will be used for Weddings, Reunions, and other event

2. Planned use of existing buildings and proposed new structures associated with the proposal.
None

3. Proposed number of non-resident employees.
0

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.
8:00 AM - 12: PM all year
Mon - Sun

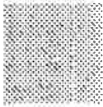
5. Planned maximum capacity/occupancy.
150

6. Traffic generation and congestion, loading and unloading areas, and site access.
This site is out in the country, is on a dead end road by its self

7. Off-street parking provisions (number of spaces, location, and surface materials).
parking will be within the 10 acre site

8. Proposed solid waste disposal provisions.
portable waste unites

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



10. Existing and proposed exterior lighting.

door + patio lighting

11. Existing and proposed exterior signage.

none

12. Existing and proposed exterior storage.

none

13. Proposed safety and security measures.

none

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

yes

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

none

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

none

17. Existing and proposed surface-water drainage provisions.

none

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

catered (License) food only

~~eat~~ Currently applying for liquor License for 2019

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

none

Randy Kerkhoff has appeared before the
Pine Island Township Board requesting
an extension of his liquor license hours
to 12:00pm.

The Board approved the extension.

Paul Dalalida - Supervisor

Alan Bettes Supervisor

Leslie Schlegel Supervisor



David A. Arndt

RECEIPT		DATE <u>11/27/18</u>	No. <u>766025</u>
RECEIVED FROM <u>Randy Kerkhoff</u>		\$ <u>50⁰⁰</u>	
		DOLLARS	
<input type="radio"/> FOR RENT	<u>Extension of hours for liquor permit</u>		
<input type="radio"/> FOR			
ACCOUNT		<input type="radio"/> CASH	
PAYMENT		<input checked="" type="radio"/> CHECK	FROM _____ TO _____
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY <u>David A. Arndt, Clerk</u>

STATE OF MINNESOTA
COUNTY OF GOODHUE

BOARD OF COMMISSIONERS
CONDITIONAL/INTERIM USE PERMIT PROCEEDINGS
FILE NO. Z16-0072

In the matter of: **Kerkhoff IUP: Interim Use Permit (IUP) for a non-agricultural activity associated with agri-tourism.**

Applicant: Randy and Barbara Kerkhoff
PID#39.025.0401

Short Legal Description: Part of SE ¼ of SE ¼ , Sect 25, T109N, R15W, in Pine Island Township.
Address of zoning request: 23897 510th St Pine Island MN 55963,

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 Kerkhoff Interim Use Permit (IUP) for a non-agricultural activity associated with agri-tourism as defined by Article 10, Section 2, Subdivision 8g: Wedding Ceremonies, Receptions, or other events in an A2, Agricultural district.

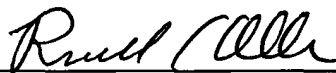
Subject to the following conditions:

1. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.
2. Compliance with Goodhue County Zoning Ordinance, including, but not limited to: **ARTICLE 23 A-3, URBAN FRINGE DISTRICT, Article 10, Section 2, Subdivision 8g: Wedding Ceremonies or Receptions or other events.**
3. Proof of liability insurance for the structures, property, occupants, visitors, and events proposed.
4. Compliance with Goodhue County Septic Ordinance, including compliance with septic system permitting requirements as administered by Land Use Management Department Environmental Health Staff.
5. Review of the proposed event facility by a State of Minnesota licensed design professional to evaluate if the structure is in compliance with applicable Building Code standards and requirements for the intended use to be submitted to the Building Official. Any required improvements to the structure must be completed prior to start of operations.
6. The owners will cooperate with inspections of the facility in coordination with Land Use staff.
7. The Interim Use Permit shall be limited to Barbara and Randy Kerkhoff; use by any other owner or operator shall be subject to obtaining a new Interim Use Permit from Goodhue County.
8. With hours of operation from 8am to 10 pm.

At 23897 510th St Pine Island MN 55963, Part of SE ¼ of SE ¼ , Sect 25 Twp 109 Range 15, in Pine Island township, PID#39.025.0401.

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)

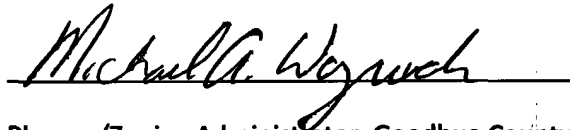
) ss.

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 10th 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)

No delinquent taxes and transfer entered. Certificate of Real Estate Value () filed () not required. Certificate of Real Estate Value No. *351254* 19 *92*

J.C. Cole County Auditor
by *R. Kerkhoff* Deputy

STATE DEED TAX DUE HEREON \$140.25
Date April 3rd 1992

Peter D. Ekstrand, Wabasha
Minn. Deed Tax \$140.25 Pd.

STATE OF MINNESOTA
County of Goodhue
Grace of County Recorder
This is to certify that the within instrument was filed for record in this office at Red Wing, on the 31st day of April A.D. 1992
\$12.50/Block P. M., and that the same was duly recorded in Goodhue County Records.
GREG A. ANDERSON
County Recorder
Deputy

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Duane R. Burbank, a single person Grantor(s),
hereby convey (s) and warrant (s) to Randall D. Kerkhoff and Barbara J. Kerkhoff, husband and wife Grantees as joint tenants, real property in Goodhue County, Minnesota, described as follows:

That part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 25, Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows: **

(continue on back of deed)

OFFICE OF COUNTY RECORDER
GOODHUE COUNTY, MN
WELL CERTIFICATE RECEIVED

OFFICE OF COUNTY RECORDER
GOODHUE COUNTY, MN
WELL CERTIFICATE RECEIVED

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: easements and restrictions of record, if any.

Duane R. Burbank
Duane R. Burbank

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing instrument was acknowledged before me this 3rd day of April 1992 by Duane R. Burbank, a single person Grantor(s)

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RING)

KAREN SPROUT
NOTARY PUBLIC—MINNESOTA
WABASHA COUNTY
My Commission Expires Oct 15 1996

Karen Sprout
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee)

Randall D. Kerkhoff
Rt. 1 Box 706
Oronoco, Minnesota 55960

THE INSTRUMENT WAS PREPARED BY (NAME AND ADDRESS)

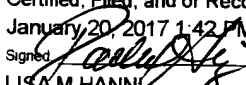
Peter D. Ekstrand
Attorney at Law
100 Main Street West
Wabasha, MN 55981

4/5 124 433
Handwritten notes and stamps at the bottom right.

**Real estate description continued from front of deed

Commencing at the Southeast corner of the Southeast Quarter (SE 1/4) of said Section 25; thence North 89 degrees 38 minutes 25 seconds West, assumed bearing, along the South line of said Southeast Quarter (SE 1/4), 500 feet for a point of beginning; thence North 00 degrees 02 minutes 30 seconds East, 225.00 feet; thence South 89 degrees 38 minutes 25 seconds East, 215.00 feet; thence North 00 degrees 02 minutes 30 seconds East, 130.00 feet; thence South 89 degrees 38 minutes 25 seconds East, 285.00 feet to the East line of said Southeast Quarter (SE 1/4); thence North 00 degrees 02 minutes 30 seconds East, along said East line, 433.00 feet; thence North 85 degrees 43 minutes 16 seconds West, 843.37 feet; thence South 39 degrees 23 minutes 25 seconds West, 53.00 feet; thence south 20 degrees 30 minutes 24 seconds East, 151.90 feet; thence South 32 degrees 52 minutes 38 seconds East, 224.16 feet; thence South 07 degrees 27 minutes 20 seconds East, 250.65 feet; thence South 01 degree 39 minutes 25 seconds West, 226.77 feet to the South line of said Southeast Quarter (SE 1/4); thence South 89 degrees 38 minutes 25 seconds East, along said South line, 173.23 feet to the point of beginning.

DOC#: A- 636571

Certified, Filed, and or Recorded on:
January 20, 2017 1:42 PM
Signed  Deputy
LISA M HANNI
GOODHUE COUNTY RECORDER
Fee Amount: \$46.00

FILED FOR RECORD THIS 8th day of April, 1992, at 12:50 P.M.

ARTICLE 11 PERFORMANCE STANDARDS

SECTION 30. NON-AGRICULTURAL USES ASSOCIATED WITH AGRICULTURAL TOURISM

Subd. 1. Non-agriculturally related uses that are associated with Agricultural Tourism as defined in Article 10 (Definitions) may be permitted in the A-1, A-2, or A-3 Zone Districts subject to approval subject to approval of a zoning permit by the Zoning Administrator for up to two (2) events/activities per calendar year. The right to utilize property for more than two events/activities per calendar year is subject to approval of a conditional use permit or an interim use permit by the Board of County Commissioners. The following information must be provided with a zoning permit, interim use or conditional use permit: In addition to submittal requirements set forth Article 4 (Conditional and Interim Uses), the following information must be provided with a conditional use permit or interim use permit application.

- A. Plan drawn to an appropriate scale for effective interpretation.
- B. Property boundaries, onsite parking areas and access roads.
- C. Existing uses on adjacent properties and distance of dwellings within 500 feet of the property boundary.
- D. Existing and proposed structures with maximum capacity of each building where guests have access as required to comply with building code and applicable fire safety requirements.
- E. Location of temporary toilet facilities, which may be required.
- F. Location of any existing or proposed wells or Subsurface Wastewater Treatments Systems (SSTS).
- G. A written description of the planned activities providing including maximum number of guests/visitors.
- H. Frequency and number of activities proposed in a calendar year.
- I. Hours of Operation/Activity including set-up/clean-up for activities and events.
- J. Maximum number of guests for any activity.
- K. Proposed site lighting or landscaping.
- L. Anticipated maximum number of vehicle trips per day.

Subd. 2 Performance Standards.

In addition to all other applicable zoning ordinance requirements including but not limited to the review criteria (findings) included in Article 4, Section 5, the following items shall be considered by the Planning Advisory Commission and County Board when reviewing a Conditional Use Permit or Interim Use Permit Application for various Non-Agricultural Uses associated with Agricultural Tourism.

- A. The size of the function and the number of expected guests on the property at one time shall be determined at the sole discretion of the County based on parcel size, proximity to adjacent neighbors and the ability of the applicant to demonstrate that there will be no unreasonable adverse impact on the neighbors from the noise, traffic, trespass, light or other impacts deemed relevant by the County.
- B. There is adequate provision for parking of vehicles so that there is no parking on public roads and adequate setbacks from adjacent properties are maintained. Temporary parking areas may be approved at the sole discretion of the County. Parking areas must be a minimum of forty (40) feet from all property lines, and appropriately screened from neighboring property. Light sources shall be directed downwards and shielded to prevent light being directed off the premises.
- C. The County may require a planted buffer between adjacent properties and parking or building if it is determined that such a buffer is necessary to avoid adverse impacts on adjacent properties.
- D. All State of Minnesota and Goodhue County requirements related to Water and Subsurface Wastewater Treatment Systems must be met.
- E. Outside activities shall be completed during daylight hours. Inside activities shall be completed by 10:00 PM unless approved through the CUP process to conclude no later than 12:00 AM (midnight).
- F. Any on-site preparation and handling of food or beverages must comply with all applicable Federal, State or Local Standards.
- G. The owner/operator will maintain a log of the activities occurring at the included activity/event dates, group identity, times and number of guests.
- H. The site plan with the above written descriptions along with any condition added during Planning Advisory Commission and/or County Board review will become a part of any approved conditional use permit or interim use permit.

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 Advisory Commission
From: Land Use Management
Meeting Date: January 14, 2019
Report date: January 4, 2019

PUBLIC HEARINGS: Roper Irrevocable Trust (Owner) and Bonnie Weber (Applicant)

Parcel 32.021.0800. 31542 West Florence Trail, Red Wing, MN 55066. SW ¼ of Sect 21 Twp 112 Range 13 in Florence Township. A2 Zoned District.

Application Information:

Applicant: Roper Irrevocable Trust (Owner) and Bonnie Weber (Applicant)

Address of zoning request: 31542 West Florence Trail, Red Wing, MN 55066

Parcel: 32.021.0800

Abbreviated Legal Description: SW ¼ of Sect 21 Twp 112 Range 13 in Florence Township. A2 Zoned District

Township Information: Florence Township endorsed acknowledgment of the Applicant's requests.

Zoning District: A2 (General Agriculture District)

Attachments and links:

Application and submitted project summary

Site Map(s)

Site Photos

Article 11, Section 30 *Non-Agricultural Uses Associated with Agricultural Tourism*

Goodhue County Zoning Ordinance (GCZO):

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

Summary:

The Roper Family Trust (16 members) has owned and operated the subject 160-acre legacy family farm in rural Florence Township for over 150 years. The members of the Roper Family Trust have initially cleaned up and renovated the barn to host family get-togethers, weddings, and celebrations. They have used the property to host country-style weddings and events for friends, and family on a limited basis for the past 7 years. Given the success of previous events, the applicants are requesting a CUP to allow them the opportunity to host 1 event per weekend from May through October. The request includes utilizing the repurposed barn and grounds to provide operational space for weddings and events for up to 400 guests.

In addition to Wedding and barn events, the Roper Family is also requesting a CUP for a Commercial Outdoor Recreation Facility to allow them to continue hosting off-road trail riding events for up to 400 participants throughout their property. The family has an existing network of off-road vehicle riding trails, many of which have been in place for more than 20 years. Similar to the wedding barn events, the trail riding events started as a family hobby and grew over the years. The events are typically held on holiday weekends (Labor Day, Memorial Day, July 4th) and usually last 1 to 3 days.

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.

1. **CUP for a Non-Agricultural Use Associated with Agri-tourism (Wedding Event Center)**
Request for Conditional Use Permit (CUP) to establish a Wedding Barn Event Center with a proposed maximum occupancy of 400 guests.

Project Summary:

Property Information:

- The subject property comprises 160 acres. The applicants also own an adjacent 40 acre parcel to the west. The property is zoned A2 (General Agriculture District). There are 2 dwelling established on the property. A CUP for a second-farm dwelling was granted May 4th 1982. The dwellings are occupied by members of the Roper Family.
- The property is bordered by A2 zoning districts to the north, east, and west; A1 to the south. Adjacent land uses include undeveloped woodlands, low-density residential and row-crop agriculture.
- Access to the site is located off of West Florence Trail (gravel surface) on the south side of the property. West Florence Trail accesses CTY 2 BLVD approximately 1 mile north of the site and CTY 5 BLVD 2.5 miles south of the site.
- A portion of the property is covered by steep terrain most of which is classified as Bluffland. Any development proposed in these areas will be subject to Goodhue County Bluffland protection regulations. The property is also transected by an intermittent stream (dry run). Though not classified as shoreland or floodplain, development near this water feature should be carefully reviewed to prevent future water quality or erosion issues.

Weddings/Events:

- No new structures are proposed with the request. An existing 70ft x 30ft barn with a proposed capacity of 199 guests will be used for weddings and gatherings. The main floor of the barn has been renovated to provide a dance floor and reception space. The lower level is not currently open for guest use; however the Applicants anticipate adding a permanent guest restroom and additional seating space there in the near future. The Applicants are proposing capacity of up to 400 guests for ceremonies but anticipate seating capacity within the barn to remain at 199 guests. A temporary tent is constructed east of the barn to accommodate guests for events exceeding 199 guests.

The 2 existing dwellings and residential accessory structures are not proposed to be used in conjunction with weddings or events.

- The applicant plans to hire engineers/architects to evaluate the existing barn for Minnesota building code compliance and structural integrity. Any necessary renovations will be reviewed as required by Goodhue County Building Department staff to ensure compliance with Minnesota building code regulations and issuance of required building permits.
- Hours of operation are proposed to be Fridays and Saturdays from 8:00 AM to 12:00 AM (midnight), May through October. The applicants anticipate that there will only be one event per weekend and approximately 25 events over the course of the wedding season. *(GCZO Article 11, section 30 was amended in November 2018 to allowed inside activities to concluded no later than 12:00 AM if approved through the CUP process (previously 10:00 PM).*
- All food and/or liquor offered during events will be prepared and catered by appropriately licensed professionals.
- The Applicant will be present on site at all times to ensure guest safety and security. The Applicants do not plan to hire any non-resident employees for the operation.

- No overnight stays or camping activities are proposed or allowed with this request.

Noise:

- Noise generated during events is planned to be confined within the barn to minimize impacts to neighboring properties. The site is also located in a valley surrounded by dense vegetation and topography that will help contain noise on-site. The nearest off-site residence is located approximately 1500 feet northwest of the site (Barbara Meyer).
- The applicants have hosted similar weddings and events for the past 7 years. Goodhue County has not received any official complaints regarding the applicant's previously hosted events.

Lighting:

- Existing Dusk-to-dawn yard lighting and exterior security lighting provide sufficient lighting for guest safety. No additional exterior lighting is proposed with this request.

Traffic and Parking:

- Some additional traffic will be generated with the request. Event traffic is generally "one-way" as guests typically will arrive around the same time at the start of the event and then gradually filter out as the day progresses. The driveway approach has safe lines-of-sight in both directions for traffic entering and exiting onto West Florence Trail. There is potential for dust to be generated on West Florence Trail during events. There are 3 dwellings north and south of the site that could be impacted. The PAC should consider whether dust control measures are warranted. The local transportation network appears capable of supporting the request without negatively impacting traffic flow or safety along the access routes.
- On-site traffic is directed to the main parking area immediately north of the driveway access. There are multiple turnaround areas for large vehicles and buses to safely circulate through the property. No event traffic will enter the property through the southern driveway access. Adequate emergency vehicle access is available to service the facility.
- There are approximately 75 grassed parking stalls available at the primary parking area west of the barn and dwelling. A 4-acre grassed overflow parking area located south of the barn provides additional parking space for guests. There is space available on the properties to accommodate additional parking in the future if needed.

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 100 off-street parking spaces is required for this facility at a maximum occupancy of 400 guests.

- GCZO Article 11 section 30 stipulates parking areas shall be setback 40 feet from property lines. The applicant's proposed parking areas satisfy all setback and screening requirements.

Utilities:

- The existing dwellings are served by individual Subsurface Sewage Treatment Systems (SSTS). The applicant is proposing to continue using satellite bathrooms and sinks to provide sanitary facilities for event guests. Sanitation plans will require review and approval by Goodhue County Environmental Health staff prior to commencing operation of the Wedding Event Center.
- Solid waste disposal services are provided locally. Any hazardous materials or fluids generated shall be properly disposed of.

Signage:

- The applicant is proposing to install temporary signage near the property's entrance and along primary access routes during events. The applicants must consult with the appropriate road authority prior to placing any signage in public Rights-of-Way. All signage must follow the requirements of GCZO Art. 11 Sect. 17.

Landscaping/Drainage:

- Minimal landscaping work will be needed as the applicant will be using existing structures. Some grading may be required in the future to improve the parking area. Grading and filling activities will be reviewed for conformance with Goodhue County Zoning requirements.
- The majority of the property drains north via dry runs towards Wells Creek.

Township Information:

- Florence Township endorsed acknowledgement of the Applicants' requests. The Township reviewed and approved an IUP for the requests on 11/17/18. No specific conditions were imposed.
- It should be noted that the Roper Family collected signatures of support from 26 of their local neighbors. The family met with each of them individually to discuss their proposal.

Draft Findings of Fact:

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

1. The proposed Wedding Barn and Event Center does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use has been largely established and operating without any record of conflicts with existing residential uses in the area. The site is substantially isolated from neighboring dwellings by distance and topography to minimize off-site impacts.
2. The Wedding Barn and Event Center is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and the majority of the operations will be confined within the existing structures. The use, as proposed, appears compatible with existing adjacent land uses.
3. A review of the applicants submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be installed to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.
5. The Wedding Barn and Event Center will be conducted primarily within the existing and structures to prevent and control offensive odor, fumes, noise, and vibration so that none of these will constitute a nuisance. The applicant's lighting plans appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result. There is potential for dust to be generated by event traffic along West Florence Trail. A limited number of dwellings exist in the immediate vicinity of the primary access routes. Similar events have been held in the past without record of dust control issues. It may be necessary to require dust mitigation measures in the future if issues arise.

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 that the County Board of Commissioners **APPROVE** the request from Roper Irrevocable Trust (Owner) and Bonnie Weber (Applicant) to establish a Wedding Barn Event Center with a maximum capacity of 400 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 Friday and Saturday, May through October from 8:00 AM to 12:00 AM (midnight);
3. Maximum occupancy shall be limited to 400 guests per event;
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. Security personnel shall be present at all events in which alcohol is served;
7. All exterior signage located on the property must follow Goodhue County Zoning Ordinance Article 11 section (Sign Regulations). The applicant shall consult the appropriate road authority prior to placing signs located within road right-of-way;
8. Applicant shall obtain Building Permit approvals for use of existing structures from the Goodhue County Building Permits Department prior to hosting future events;
9. Applicants shall work with Goodhue County Environmental Health to develop and implement a plan to provide adequate sanitary facilities for guest use;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, section 30 Non-Agricultural Uses Associated with Agricultural Tourism; Goodhue County SSTS Ordinance; and Article 22 A2, General Agriculture District.

2. CUP for Commercial Outdoor Recreation Facility

Request for Conditional Use Permit (CUP) to establish an off-road trail course for ATV's, UTV's and various "4x4" vehicles to host commercial riding events with up to 400 participants.

Project Summary:

Property Information:

- The subject property comprises 160 acres. The applicants also own an adjacent 40 acre parcel to the west. The property is zoned A2 (General Agriculture District). There are 2 dwelling established on the property. A CUP for a second-farm dwelling was granted May 4th 1982. The existing dwellings are not proposed to be used in conjunction with trail riding events.
- The property is bordered by A2 zoning districts to the north, east, and west; A1 to the south. Adjacent land uses include undeveloped woodlands, low-density residential and row-crop agriculture.
- Access to the site is located off of West Florence Trail (gravel surface) on the south side of the property. West Florence Trail accesses CTY 2 BLVD approximately 1 mile north of the site and CTY 5 BLVD 2.5 miles south of the site.
- A portion of the property is covered by steep terrain most of which is classified as Bluffland. Any development proposed in these areas will be subject to Goodhue County Bluffland protection regulations. The property is also transected by an intermittent stream (dry run). Though not classified as shoreland or floodplain, development near this water feature should be carefully reviewed to prevent future water quality or erosion issues.
- Goodhue County's Bluffland Protection ordinance restricts most uses and structures from being located with the Bluff or Bluff Impact Zone. An exception is given (Article 12 Sect. 4 Subd. 1.C) for commercial outdoor recreational uses including but not limited to: zip lines, disc golf course, and mountain bike trails.

Riding Trails/Events:

- The applicants have an existing network of off-road trails throughout their property. Event participants bring their own ATV/UTV/4x4 vehicles to the property to ride on the various trails. The applicants anticipate approximately 100 participants for typical events and up to 400 participants for larger events. There are approximately 6 miles of trails on the site.
- No new structures are proposed with the request. An existing utility shed is used to store event supplies. No exterior storage is proposed.
- Hours of operation are proposed to be year-round 7 days per week from 10:00 AM to 10:00 PM. Events will typically be held on weekends with exception of holidays that fall on a weekday (July 4th etc.) They anticipate approximately 5 events will be held per year. Events would not be held on weekends in which a wedding event was also held. The trails will be open to the general public for planned events only and will not be available for daily public open riding.
- No food and/or liquor will be offered during events.
- Members of the Roper family will be present on site at all times to ensure guest safety and security. No non-resident employees are proposed. Safety measures including controlled speeds and "buddy system" (minimum 3 riders on a trail at a time) for riders will be in place to maintain a safe, family-friendly course.

Landscaping/Drainage:

- Minimal new landscaping work will be needed as the riding trails are already in place. The applicants do periodic grading for trail maintenance and to address any erosion issues. Water breaks, erosion tubes, and catch ponds are installed where appropriate to control trail erosion and prevent future trail degradation. Trails are not ridden on in inclement weather or winter conditions as they become slippery and are a safety concern.
- Beau Kennedy, Goodhue County Soil and Water Conservation District, offered the following comments regarding the trail system:

“We have built several dams on the adjoining farms that likely reduce the amount of peak storm flow down these steep ravines. My initial concerns for water quality would be geared to worst case scenario such as hosting an event right after or during a rainfall event. This could produce large amounts of sediment being flushed downstream if vehicles are to be mudding the trails located on the bottom of the gullies and the trails that are made up of more soil than rock/cobble. Retaining the sediment laden runoff could be difficult to do at this location in the watershed. There are two valleys that drain roughly 200 ac. and 80 ac. each. Building a sediment basin to effectively treat that amount of runoff would be difficult and costly at the bottom of the watershed. My advice would try to have the operator avoid events during rains, or at least have select trails that are less prone to erosion/sedimentation issues to utilize when conditions are wet. This ravine flows to Wells Creek. Wells Creek is one of our County’s better streams as far as water quality and fish habitat. No sediment or nitrate impairments, just an E.coli bacteria listing. Keeping the sediment at bay and assuring that the wastewater of the attendants is treated should be a priority.”

Accessory Camping:

- The applicants have allowed overnight camping with previously held trail riding events. It is LUM staff’s understanding that campers stay in the parking areas and utilize existing satellite sanitary facilities.
- Staff reached out to the Minnesota Department of Health’s (MDH) food, pools, and lodging program for clarification on state licensing requirements given the limited scope of the camping activities. MDH officials stated that any event in which 5 or more recreation vehicles or tents sites are present must be licensed as a Recreational Camping Area by MDH.
- GCZO Article 16 section 7 regulates Campground and Recreational Vehicle Sites and includes performance standards for spacing, sanitation, landscaping and safety. Camping may be conditionally permitted as an Accessory Use to the trail riding events. LUM staff recommends that if accessory camping is permitted, that is allowed during trail riding events only.

Noise:

- There will be noise generated by the vehicles during riding events. The Applicants have stated that all vehicles will be required to have mufflers to prevent noise from becoming a nuisance. The site is also located in a valley surrounded by dense vegetation and topography that will help contain noise on-site.

Lighting:

- Existing Dusk-to-dawn yard lighting and exterior security lighting provides lighting around the building areas. The trail areas are not lit and no additional lighting is proposed. Lighting generated by the off-road vehicles is not likely to pose a nuisance to adjacent dwellings given the separation distance, topography, and existing vegetation.

Traffic and Parking:

- Some additional traffic will be generated with the request. Event traffic is generally “one-way” as participants typically will arrive around the same time at the start of the event and then gradually filter out towards the end of the event. The driveway approach appears to have safe lines-of-sight in both directions for traffic entering and exiting onto West Florence Trail. There is potential for dust to be generated on West Florence Trail during events. There are 3 dwellings north and south of the site that could be impacted. The PAC should consider whether dust control measures are warranted. The local transportation network appears capable of supporting the request without negatively impacting traffic flow or safety along the access routes.
- On-site traffic is directed to the main parking area immediately north of the driveway access. There are multiple turnaround areas for large vehicles, trailers, and buses to safely circulate through the property. No event traffic will enter the property through the southern driveway access. Adequate emergency vehicle access is available to service the facility.
- There are approximately 75 grassed parking stalls available at the primary parking area west of the barn and dwelling. A 4-acre grassed overflow parking area located south of the barn provides additional parking space for participants. There is space available on the properties to accommodate additional parking in the future if needed.

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 100 off-street parking spaces is required for this facility at a maximum occupancy of 400 guests.

- GCZO Article 11 section 30 stipulates parking areas shall be setback 40 feet from property lines. The applicant's proposed parking areas satisfy all setback and screening requirements.

Utilities:

- The existing dwellings are served by individual Subsurface Sewage Treatment Systems (SSTS). The applicant is proposing to continue using satellite bathrooms and sinks to provide sanitary facilities for event participants. Sanitation plans will require review and approval by Goodhue County Environmental Health staff prior to commencing operation of the facility.
- Solid waste disposal services are provided locally. Any hazardous materials or fluids generated shall be properly disposed of.

Signage:

- The applicant is not proposing any signage for events. Any *signage must follow the requirements of GCZO Art. 11 Sect. 17.*

Township Information:

- Florence Township endorsed acknowledgement of the Applicants' requests. The Township reviewed and approved an IUP for the requests on 11/17/18. No specific conditions were imposed.
- It should be noted that the Roper Family collected signatures of support from 26 of their local neighbors. The family met with each of them individually to discuss their proposal.

Draft Findings of Fact:

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

1. The proposed Commercial Outdoor Recreation Facility does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use has been largely established and operating without any record of conflicts with existing residential uses in the area.
2. The Commercial Outdoor Recreation Facility is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and the majority of the trails have existed for almost 20 years. The use, as proposed, appears compatible with existing adjacent land uses.
3. A review of the applicants submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be installed to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.
5. The Commercial Outdoor Recreation Facility will be operated to prevent and control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. The topography of the site, distance to neighboring dwellings, and existing vegetation limit the potential for negative impacts to adjacent landowners. Furthermore, the applicant's lighting plans appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result.

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 that the County Board of Commissioners **APPROVE** the request from Roper Irrevocable Trust (Owner) and Bonnie Weber (Applicant) to establish an off-road trail course for ATV's, UTV's and various "4x4" vehicles to host commercial riding events with up to 400 participants.

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 from 10:00 AM to 10:00 PM;
3. Events shall be limited to five (5) per year with a maximum of 400 participants per event;
4. On-street event parking, loading, and off-loading shall be prohibited;
5. Accessory use of the property for over-night camping is only allowed during trail riding events for the participants, and shall be in accordance with Goodhue County Zoning Ordinance Article 16 Section 7, Campground and Recreation Vehicle Site Regulations. Camping shall not allowed until staff has been provided with written verification that all of the provisions of Article 16 Section 7 have been addressed and satisfied;
6. Applicants shall provide a trail maintenance and erosion control and prevention plan for review and approval by LUM staff prior to hosting future events;
7. All off-road vehicles used during events shall have functioning mufflers;
8. A trail map shall be posted on site and provided to all event participants;
9. Applicants shall work with Goodhue County Environmental Health to develop and implement a plan to provide adequate sanitary facilities for guest use;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 12, Bluffland Protection; Goodhue County SSTS Ordinance; and Article 22 A2, General Agriculture District.

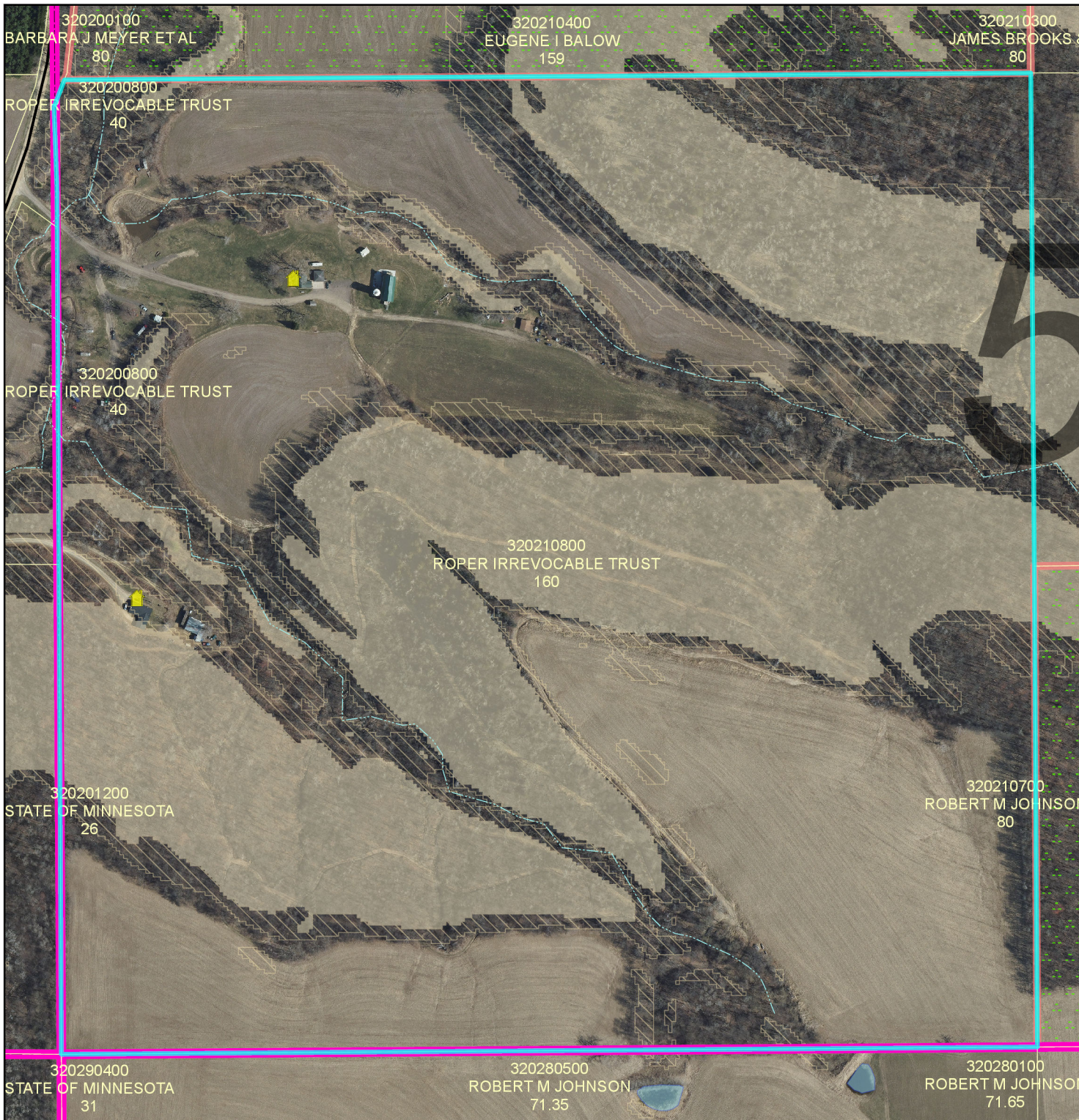
Planning Advisory Commission

Public Hearing
January 14, 2019

Roper Irrevocable Trust
A2 Zoned District

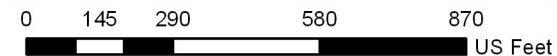
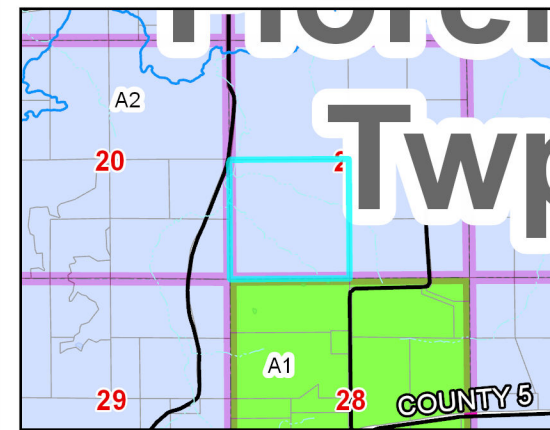
Parcel 32.021.0800
SW ¼ of Sect 21 Twp 112
Range 13 in Florence Township

CUP Requests for Wedding Barn Event
Center and Commercial Outdoor
Recreation use (ATV Riding Trails)



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	



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2016 Aerial Imagery
Map Created December, 2018 by LUM



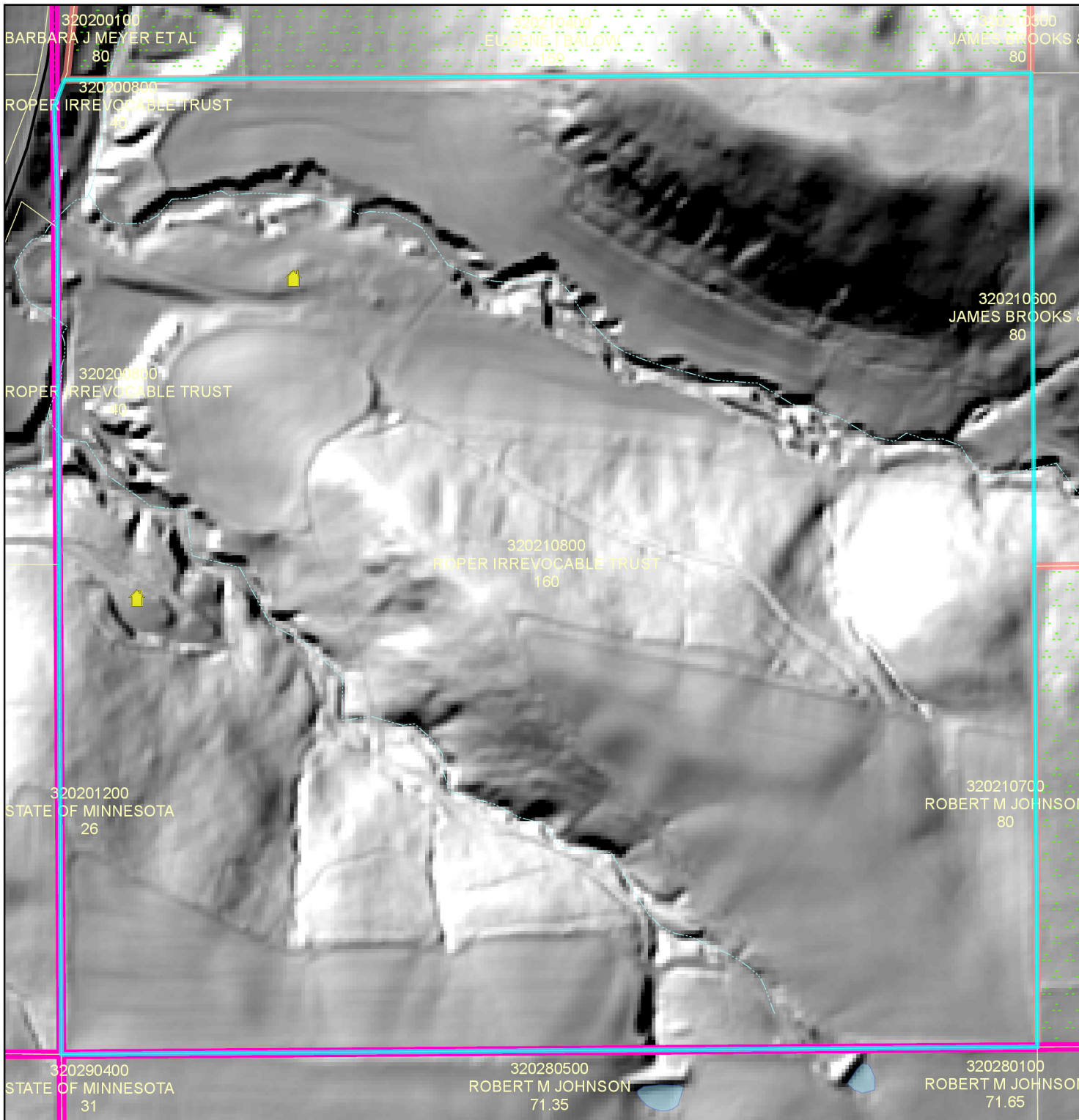
Planning Advisory Commission

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Roper Irrevocable Trust
A2 Zoned District

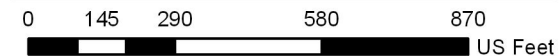
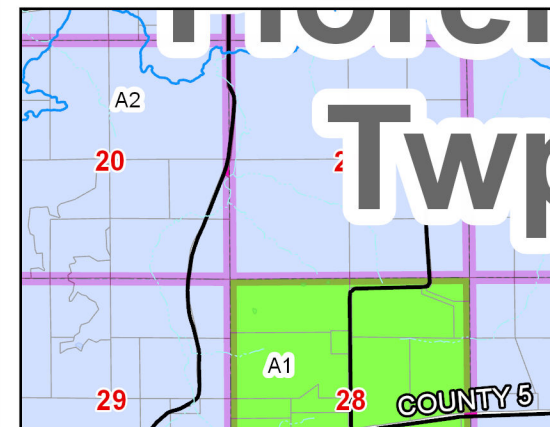
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Legend

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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	

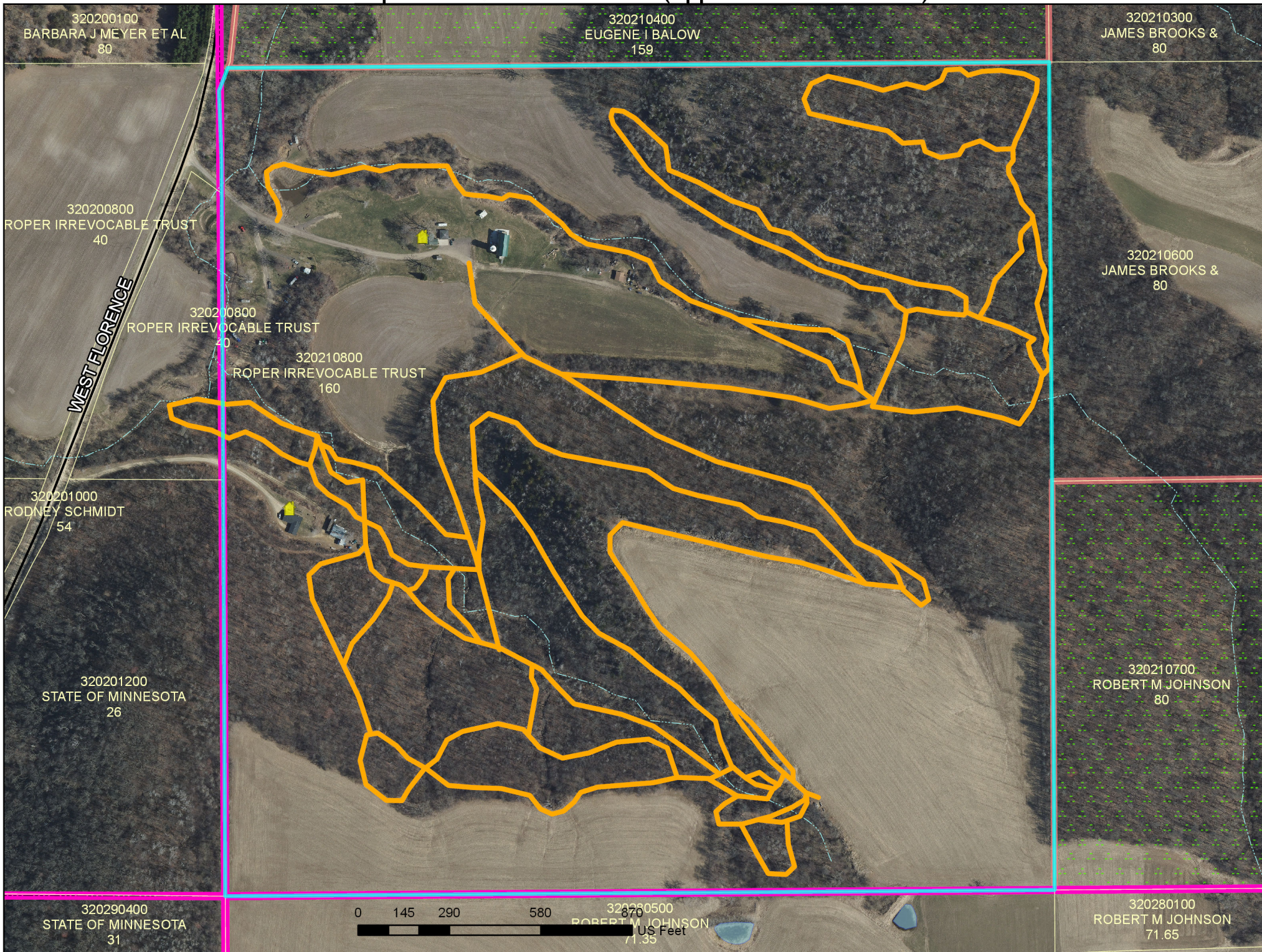


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Roper Farm: Off-Road Trails (Approximate Locations)



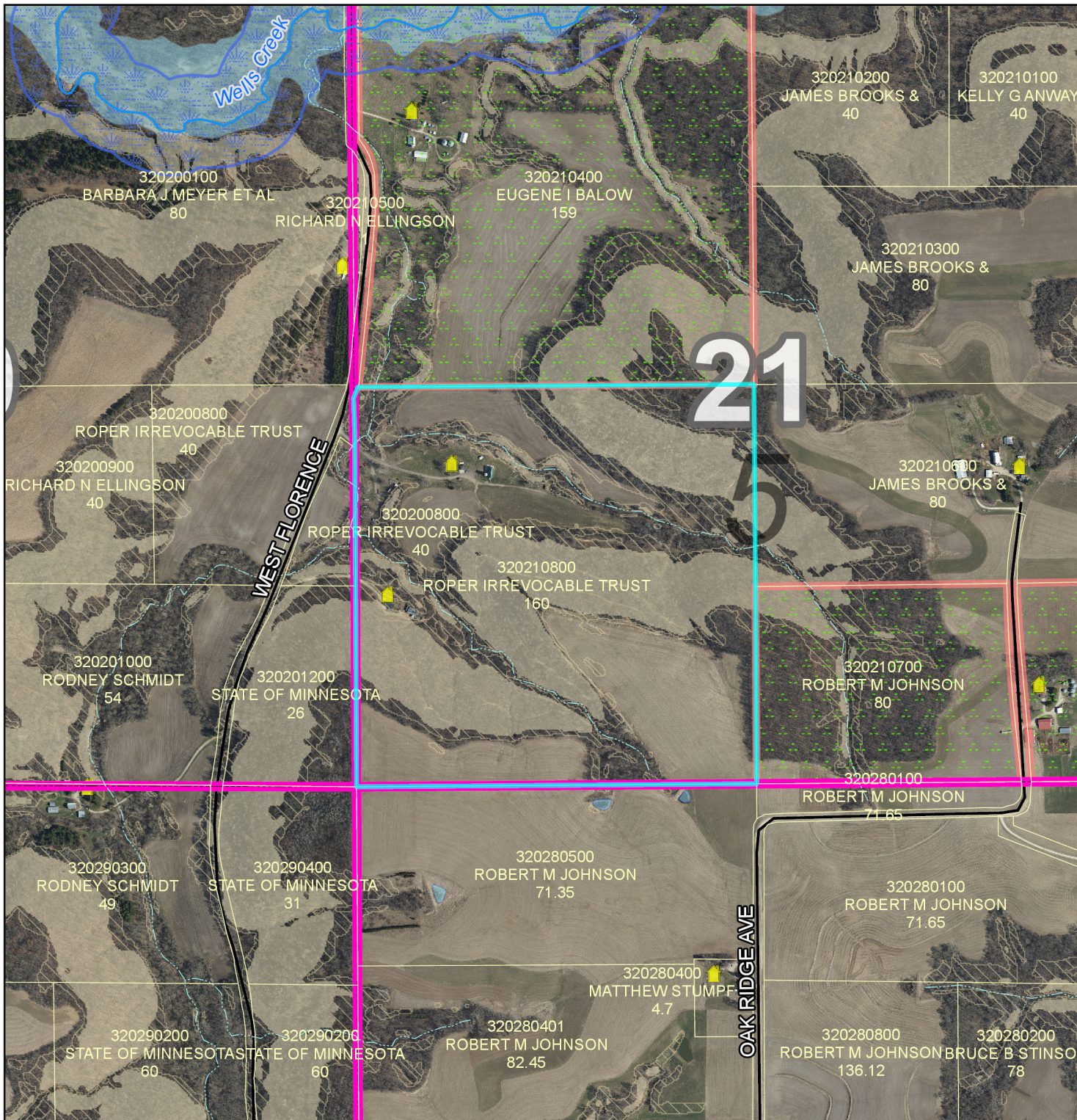
Planning Advisory Commission

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January 14, 2019

Roper Irrevocable Trust
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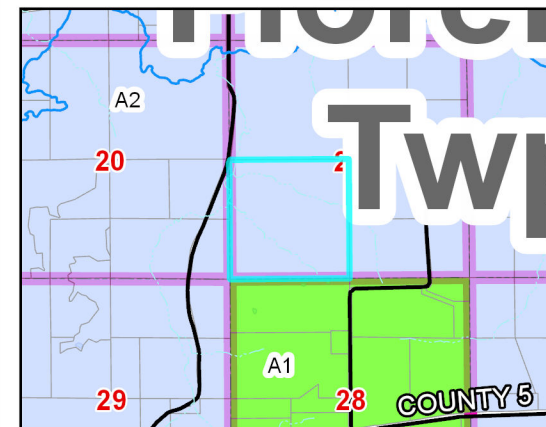
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CUP Requests for Wedding Barn Event
Center and Commercial Outdoor
Recreation use (ATV Riding Trails)



Legend

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



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ARTICLE 11 PERFORMANCE STANDARDS

SECTION 30. NON-AGRICULTURAL USES ASSOCIATED WITH AGRICULTURAL TOURISM

Subd. 1. Non-agriculturally related uses that are associated with Agricultural Tourism as defined in Article 10 (Definitions) may be permitted in the A-1, A-2, or A-3 Zone Districts subject to approval subject to approval of a zoning permit by the Zoning Administrator for up to two (2) events/activities per calendar year. The right to utilize property for more than two events/activities per calendar year is subject to approval of a conditional use permit or an interim use permit by the Board of County Commissioners. The following information must be provided with a zoning permit, interim use or conditional use permit: In addition to submittal requirements set forth Article 4 (Conditional and Interim Uses), the following information must be provided with a conditional use permit or interim use permit application.

- A. Plan drawn to an appropriate scale for effective interpretation.
- B. Property boundaries, onsite parking areas and access roads.
- C. Existing uses on adjacent properties and distance of dwellings within 500 feet of the property boundary.
- D. Existing and proposed structures with maximum capacity of each building where guests have access as required to comply with building code and applicable fire safety requirements.
- E. Location of temporary toilet facilities, which may be required.
- F. Location of any existing or proposed wells or Subsurface Wastewater Treatments Systems (SSTS).
- G. A written description of the planned activities providing including maximum number of guests/visitors.
- H. Frequency and number of activities proposed in a calendar year.
- I. Hours of Operation/Activity including set-up/clean-up for activities and events.
- J. Maximum number of guests for any activity.
- K. Proposed site lighting or landscaping.
- L. Anticipated maximum number of vehicle trips per day.

Subd. 2 Performance Standards.

In addition to all other applicable zoning ordinance requirements including but not limited to the review criteria (findings) included in Article 4, Section 5, the following items shall be considered by the Planning Advisory Commission and County Board when reviewing a Conditional Use Permit or Interim Use Permit Application for various Non-Agricultural Uses associated with Agricultural Tourism.

- A. The size of the function and the number of expected guests on the property at one time shall be determined at the sole discretion of the County based on parcel size, proximity to adjacent neighbors and the ability of the applicant to demonstrate that there will be no unreasonable adverse impact on the neighbors from the noise, traffic, trespass, light or other impacts deemed relevant by the County.

- B. There is adequate provision for parking of vehicles so that there is no parking on public roads and adequate setbacks from adjacent properties are maintained. Temporary parking areas may be approved at the sole discretion of the County. Parking areas must be a minimum of forty (40) feet from all property lines, and appropriately screened from neighboring property. Light sources shall be directed downwards and shielded to prevent light being directed off the premises.
- C. The County may require a planted buffer between adjacent properties and parking or building if it is determined that such a buffer is necessary to avoid adverse impacts on adjacent properties.
- D. All State of Minnesota and Goodhue County requirements related to Water and Subsurface Wastewater Treatment Systems must be met.
- E. Outside activities shall be completed during daylight hours. Inside activities shall be completed by 10:00 PM unless approved through the CUP process to conclude no later than 12:00 AM (midnight).
- F. Any on-site preparation and handling of food or beverages must comply with all applicable Federal, State or Local Standards.
- G. The owner/operator will maintain a log of the activities occurring at the included activity/event dates, group identity, times and number of guests.
- H. The site plan with the above written descriptions along with any condition added during Planning Advisory Commission and/or County Board review will become a part of any approved conditional use permit or interim use permit.

ARTICLE 16 MANUFACTURED/MOBILE HOME PARKS/CAMPGROUNDS

SECTION 7. CAMPGROUND AND RECREATIONAL VEHICLE SITE REGULATIONS

- Subd. 1. **Campground Operation.** No person, firm, or corporation shall develop or operate any campground without having first obtained a conditional use permit.
- Subd. 2. **Application.** The application for conditional use permit, in addition to the requirements, shall indicate the name and address of the developer and a general description of the construction schedule and construction costs. The application for a conditional use permit shall be accompanied by 20 copies of plans, which indicate the following:
- A. Location and size of site.
 - B. Location and size of all vehicle or tent sites, dead storage areas, recreation areas, laundry drying areas, roadways, parking spaces, and all setback dimensions.
 - C. Detailed landscaping plans and specifications.
 - D. Detailed grading plan with two (2) foot contour intervals.
 - E. Plans for sanitary sewage disposal, surface drainage, water systems, electrical service, and gas service.
 - F. Plans for overhead street lighting system shall be submitted for approval by the Zoning Administrator.
 - G. The method of disposing of garbage and refuse.
 - H. Location and size of all streets abutting the site.
 - I. Road construction plans and specifications.
 - J. Plans for any and all structures.
 - K. Such other information as may be required or requested by the County.
- Subd. 3. **Designation of Uses.** The campground design shall designate specific areas for private tent camping, recreation vehicles, and trailers.
- Subd. 4. **Lot Size.** The minimum lot size of each lot in the campground shall be two thousand (2,000) square feet.
- Subd. 5. **Performance Standards for Campgrounds.**
- A. All water supply and sanitary facilities must conform to the current standards of the Minnesota Department of Health and Pollution Control Agency.
 - B. All utilities, such as sewer, water, fuel, electric, telephone, and television antenna lead-ins, shall be buried to a depth specified by the State Department of Health, and there shall be no overhead wires or support poles except those essential services for street or other lighting purposes. All utility connections shall be approved by the State Department of Health prior to connection.

Plans for the disposal of surface storm water shall be approved by the Zoning Administrator.

- C. All land area shall be adequately drained and properly maintained free of dust, refuse, garbage, rubbish or debris. The proposed method of garbage, waste, and trash disposal must be approved by the County and must meet or exceed the current Minnesota Department of Health Standards.
- D. All structures shall require a building permit.
- E. Periodic inspection of the entire campground by the Zoning Administration may be required.
- F. No trailer shall be allowed in a campground that does not conform to the requirements of the Motor Vehicle Code of the State of Minnesota. Every structure in a campground shall be developed and maintained in a safe, approved, and substantial manner.
- G. A properly landscaped area shall be adequately maintained around each campground. No tents, RVs or buildings shall be located within twenty (20) feet of the exterior boundary or within forty (40) feet of any exterior existing public right-of-way.
- H. The operator of every campground shall maintain a register in the office indicating the name and address of the owner and occupants of each site, the license number of each trailer and automobile of each occupant, and the date of arrival and departure of each vehicle. The corners of each lot shall be clearly marked and each lot shall be adequately lighted from sunset to sunrise.
- I. No campground shall be located so that drainage from the campground will endanger any water supply. All sites shall be well drained. No portion of the campground shall be located in an area subject to flooding. No waste water from the trailers or other recreational vehicles shall be deposited on the surface of the ground.
- J. Each lot shall abut or face a driveway or clear unoccupied space of not less than sixteen (16) feet in width, which shall have unobstructed access to the internal road system.
- K. Each lot, or pair of lots, shall contain adequate containers to store, collect, and dispose of refuse and garbage so as to create no health hazards, rodent damage, insect breeding, accident or hazardous fire areas, or air pollution. Each lot, or pair of lots, shall have such an insect proof, water tight, rodent proof refuse container on the lot(s).
- L. Each lot shall be no further than four hundred (400) feet from the nearest readily available drinking water supply.
- M. Each lot with an individual water system connection shall have a water supply capable of supplying one hundred (100) gallons of water per site per day.
- N. Incineration of refuse, garbage, or other wastes shall not be permitted within any campground.
- O. All centralized refuse collection containers and maintenance equipment shall be stored in a screened and fenced service yard within the campground.

- P. Each campground must have one (1) or more central community buildings with central heating which must be maintained in a safe, clean, and sanitary condition. Said buildings shall be adequately lighting during all hours of darkness and shall contain laundry washers, dryers, and drying areas, in addition to public toilets and lavatory. Each campground shall have a building for the use of the operator distinctly marked "office" and such marking shall be illuminated during all hours of darkness. An illuminated map of the campground shall be displayed at the office.
- Q. An adult caretaker must be on duty at all times in the campground.
- R. Each lot shall have two hundred (200) square feet of off-street parking space, or as approved by the Zoning Administrator, for two (2) automobiles. No parking spaces shall be closer than ten (10) feet to any side yard lot line.
- S. All campgrounds shall be equipped with at least one (1) central toilet, bathing, and laundry building which meets or exceeds the requirements of the Minnesota Department of Health, except that in primitive tent camping areas, only toilet facilities shall be required as per the Minnesota Department of Health

DEC 18 2018

Land Use Management

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 22-021-0800

Permit# 218-0058 cell 651380 0961

PROPERTY OWNER INFORMATION

Last Name Roper First TRUST

Bonnie Weber

Email: bweber856@gmail.com

Street Address 31542 West Florence Trail Rd

Phone 651-388-4846

City Red Wing State MN Zip 55066

Attach Legal Description as Exhibit "A"

Authorized Agent

Phone

Mailing Address of Landowner:

Mailing Address of Agent:

PROJECT INFORMATION

Site Address (if different than above):

Lot Size 200 Acre Structure Dimensions (if applicable)

What is the conditional/interim use permit request for?

Special events in barn

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

NO conflicts

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 additional page

Date

Signature of Agent Authorized by Agent:

TOWNSHIP INFORMATION

Township Zoning Permit Attached? If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature [Signature]

Title Chairperson

Date 11/19/18

Comments:

COUNTY SECTION COUNTY FEE \$350 RECEIPT # 106008 DATE PAID 12/18/19

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).

Use existing buildings for events.

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

Using existing buildings for special events.

3. Proposed number of non-resident employees.

None

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

8am-12:00am (midnight) Fri, Sat.

up to 25 events from May thru October

5. Planned maximum capacity/occupancy.

199 people in barn and 400 total

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

All parking will be onsite. Other than increase traffic before the event; there will be very little change to normal traffic on W. Florence Tr R

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

7 Acres of grass parking

8. Proposed solid waste disposal provisions.

Dumpster are already onsite from PIG

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

Portable bathrooms for 400 person capacity cleaned by Suburban. 2 porta-johns available Handi-cap porta John. available by request

B. Roper

Roper trust

10. Existing and proposed exterior lighting.

Existing lighting provides good coverage more can be added if needed

11. Existing and proposed exterior signage.

3 removeable signs will be used 1 at hwy 61 + Co Rd 2, 1 at Co Rd 2 and W. Florence Tml Rd, 1 at end of driveway.

12. Existing and proposed exterior storage.

No exterior storage used

13. Proposed safety and security measures.

2 fire exits, fire extinguishers, -Roper family present @ all times, door locks on all doorways

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

very accessible, room for buses to turn around therefore space enough for emergency services.

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

Reground asphalt was perviously applied to driveway to prevent dust & erosion. noise will be contained in barn

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

None

17. Existing and proposed surface-water drainage provisions.

Sod in place

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

All food is served by licensed caterers, licensed Bar tenders is also required

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

We have had events every year for the past 7 years. We have not had any issues or complaints from neighbors.

Florence Township Planning Commission

Plan Approval

Jody McArthur
Chairman

11-17-18
Date

Street View

ntenac
course

61

County 2 Blvd

County 2 Blvd

Dow Agro Sciences

2D

Google







Property Owner Signatures

Carol Davidson ~~Carol Dards~~

Robi Roper Robin Roper

Bonny Weber Bonnie J Weber

Scott Roper Scott Roper

William Roper
John Roper

William Roper
John Roper

Connie Ide

Connie Ide

James Roper

James Roper

Date:

26 Total

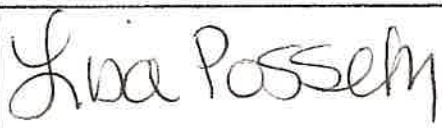
To our neighbors:

The Roper family has a long history in the Frontenac community. The family farm on West Florence Road Trail, off Highway 2, has been in the Roper family for over 150 years. Kenneth and Neoma Roper raised all eight of their children on the farm and four generations of Ropers continue to enjoy celebrations in the barn and recreational activities on the family's property.

The Roper family is requesting the support of our neighbors as the first step in seeking the approval of Florence Township to continue offering the Roper's family farm as a location for recreational events that include wheeling weekends and celebrations such as weddings. We are collecting signatures, from our neighbors within a five mile radius, to share with the township showing the community's awareness and support of the farm's activities.

It is our desire to have the proper permits and we thank you for your support in this important first step of gathering signatures.

The Family of Kenneth and Neoma Roper

Print Name	Signature	Address
Lisa Possehl		32820 CO Rd 2 BIVD RW

Rick Beckman		32820 CO 2 BIVD Red wings, MN 55266
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RECEIVED

DEC 18 2018

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Land Use Management

Parcel # 32.021.0800

Permit# 218.0057
Bonnie Weber
651.380.0961

PROPERTY OWNER INFORMATION

Last Name Roper First Trust
Street Address 31542 West Florence Trl Rd.
City Red Wing State MN Zip 55068
Authorized Agent
Mailing Address of Landowner:
Mailing Address of Agent:

Email: bweber856@gmail.com
Phone 651-388-4846
Bill Roper
651-685-5774

PROJECT INFORMATION

Site Address (if different than above):

Lot Size Structure Dimensions (if applicable)

What is the conditional/interim use permit request for?
Interim Use Permit for off road events B. Roper
Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized

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 additional page. Date

Signature of Agent Authorized by Agent:

TOWNSHIP INFORMATION

Township Zoning Permit Attached? If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature [Signature] Title Chairman Date 11/19/18

Comments:

COUNTY SECTION COUNTY FEE \$350 RECEIPT # 116608 DATE PAID 12.18.19

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).

Off-road trails for UTV, ATV, 4x4 vehicles

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

No new structures. Storage shed used for supplies.

3. Proposed number of non-resident employees.

None

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

year round access, 24 hours, 7 days a week.

BW out on trails 3 trucks min. 10am till 10pm depending on holiday weekend
may start Fri end Mon or Tues.

5. Planned maximum capacity/occupancy.

300-400 persons for occasional events.

100 persons for normal events

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

No abnormal congestion. All loading/unloading areas are on property.

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

7 acres of grass parking.

8. Proposed solid waste disposal provisions.

Dumpster already onsite from PIG

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

portable bathrooms for 400 capacity
cleaned by Suburban. 2 porta-johns available.

Handi-cap porta-johns available by request

B. Roper

10. Existing and proposed exterior lighting.

2. Yard lights

11. Existing and proposed exterior signage.

Address on mailbox.

12. Existing and proposed exterior storage.

None.

only family member vehicle storage.

13. Proposed safety and security measures.

Required fire extinguishers in every trail vehicles.
Reper family present during all events.

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

Accessible for all emergency services.

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

All trucks are required to have mufflers, all trucks will be off trail by 10pm.

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

water breaks, erosion tubes, catch ponds in place.
Trail maintenance done regularly.

17. Existing and proposed surface-water drainage provisions.

Catch ponds in place.

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

None.

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

Controlled speed and minimum recklessness. Vehicles required to stay on groomed trails. Family friendly.

Florence Township Planning Commission

Plan Approval

Jody Maphis
Chairman

11-17-18
Date

