



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

Virtual Meeting Notice

Virtual Meeting Notice: The Goodhue County Planning Advisory Commission will be conducting a meeting on December 14, 2020 at 6:00 p.m. Due to concerns surrounding the spread of COVID-19, the meeting and all public hearings will be conducted by telephone or other electronic means.

The public may monitor the meeting from a remote site by logging into <https://global.gotomeeting.com/join/568757949> or calling 1 877 568 4106 beginning at 5:50 PM or any time during the meeting. Access Code: 568-757-949

Public Comments: Interested persons must submit comments by phone, in writing, or via email by noon on Monday, December 14, 2020. To submit your comments please email them to samantha.pierret@co.goodhue.mn.us or mail them to the Land Use Management Department at 509 West 5th Street, Red Wing, MN 55066. Comments received by this deadline will be read into the record during the public hearing for that item, including name and address.

Staff reports can be viewed online 5-days prior to the meeting. Agenda items may be subject to change. Please contact Land Use Management at (651)385-3104, or visit us on the web at www.co.goodhue.mn.us for more information.

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. PAC Meeting Minutes November 16, 2020

Documents:

[MINUTES_NOVEMBER2020_PAC_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: Request For Map Amendment (Rezone) - Anderson
Request for map amendment, submitted by John Anderson (Owner), to rezone 19.31 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District). Parcel 31.006.0500. TBD 280th AVE, Red Wing, MN 55066. Part of the NW ¼ of the NE ¼ of Section 6 TWP 112 Range 15 of Featherstone Township.

Documents:

[PACPACKET_ANDERSON_REDACTED.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
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The meeting of the Goodhue County Planning Advisory Commission was called to order at 5:25PM by Chair Tom Gale in the Basement IT Conference Room at the Government Center in Red Wing.

Roll Call

Commissioners Present virtually via GoToMeeting: Tom Gale, Barney Nesseth, Richard Miller, Chris Buck, Darwin Fox, and Richard Nystuen.

Commissioners Absent: Howard Stenerson, Marc Huneke and Tom Drazkowski

Staff Present: Land Use Director Lisa Hanni (via GoToMeeting), Zoning Administrator Ryan Bechel, and Zoning Assistant Samantha Pierret

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Nystuen to approve the meeting agenda.

Motion carried 6:0.

2. Approval of Minutes

²Motion by Commissioner Nesseth; seconded by Commissioner Fox to approve the previous month's meeting minutes.

Motion carried 6:0.

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearings

TABLED: Conservation Subdivision Plat

Request, submitted by Paul Novak (Owner), for Preliminary and Final Plat approval of the proposed "Novak Addition" to rezone 46.21 acres and create a one lot Conservation Subdivision District on property currently zoned A2 (General Agriculture District). Parcel 37.018.1500. TBD Shady Lane Trail, Cannon Falls, MN 55009. The N ½ of the SE ¼ of Section 18 TWP 111 Range 17 in Leon Township. A-2 Zoned District.

Bechel presented the updated staff report and attachments. He noted that this item was tabled by the PAC at their October meeting to allow the Applicant to address PAC concerns regarding naming the Trustee and Township approval.

Paul Novak (Applicant) was present and discussed the comments received by staff from neighboring property owners regarding his project at the October meeting. He noted he spoke with neighbors and clarified his plans to construct only one dwelling. He also discussed the Township's regulations for dwellings and Leon Township's approval for the project in 2018. He stated that he does not believe one additional dwelling in this area would have a negative impact on the surrounding land. Mr. Novak added that Section 18 of Leon Township is larger in size than typical sections in the County therefore, the additional dwelling density of 18 houses where 12 are allowed by the Zoning Ordinance is not an issue.

Commissioner Nesseth questioned what the Trustee's responsibilities would be regarding things like weed control and the like.

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Craig Empey (Attorney for Mr. Novak) stated he was also available to discuss the Conditions for the project.

Mr. Novak stated he had spoken with Beau Kennedy with the Goodhue Soil and Water Conservation District (SWCD) and asked what the best use of his land would be. He stated that Mr. Kennedy indicated that leaving the land undisturbed would be the best use of the land.

Hanni stated that the Trustee would be following what the Trust says while the County will remain the enforcement agent for the County Ordinances.

Bechel clarified items that the County would enforce include the Zoning Ordinance, Wetland and Shoreland rules, and noxious weed issues. He added that the easement specifics would be overseen by the Trustee.

Mr. Empey agreed with Mr. Bechel's statement regarding the role of the Trustee versus the County.

Bechel clarified that the Public Hearing for this item was held at the October Planning Commission meeting and staff did not receive any additional comments prior to the November meeting.

Commissioner Buck questioned how many tillable acres are on the property considering the Applicant has stated he wishes to farm this land however there appear to be several wet areas on the property.

Mr. Novak stated he plans to have a hobby farm on the property. He added he may plant an orchard or garlic on the property.

Mr. Empey added that agriculture uses may be done in the Open Space, the only restrictions are that the Open Space not be developed with structures or business/industrial uses.

Commissioner Nesseth noted that it appears the Applicant is meeting all of the requirements in the existing Zoning Ordinance however this project was not what he had envisioned a Conservation Subdivision would look like when the Commission approved it. He added that more research may need to be done on the Conservation Subdivision to avoid situations like this one in the future.

4It was moved by Commissioner Nesseth and seconded by Commissioner Miller 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 request for Preliminary and Final Plat approval of the proposed "Novak Addition" to rezone 46.21 acres and create a one lot Conservation Subdivision District on property currently zoned A2 (General Agriculture District). Subject to the following conditions:

1. The change of zone shall not occur until the Conservation Easement and Plat have been recorded with the Goodhue County Recorder's Office.
2. The designated trustee of the "Shady Lane Open Spaces Trust" shall be an appropriate third-party entity suited to oversee the Conservation Values of the Open Space

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Conservation Easement and shall not be the landowner or the landowner's heirs, successors or assigns.

3. The "Novak Addition" Plat shall be revised to depict the modified Open Spaces Conservation Easement boundary provided on David Rapp's survey dated October 9, 2020.

Commissioner Buck questioned how the Conservation Subdivision could impact agricultural land in the future. He questioned whether farmers could start selling off agricultural land for dwellings in the future.

Hanni stated that the Township the project is in has to approve the plat. She noted that some Township's will not allow the Conservation Subdivision.

Mr. Novak stated he had been under the impression this project would be easy to accomplish. He stated the Conservation Subdivision request is very time consuming and that finding someone to hold the charitable trust will be a huge hurdle for any future Applicants.

Commissioner Fox noted a point of order that while a motion is on the floor the discussion is between Board members only unless the Applicant is directly addressed.

Chair Gale clarified that while the motion is on the floor discussion is between Board members only.

Commissioner Fox stated Welch Township has had discussions regarding the Conservation Subdivision. He noted that the Conservation Subdivision should be reviewed by staff.

Chair Gale questioned what happens if the Trustee of the Easement does not enforce the rules of the Easement. He added that when the Conservation Subdivision District was being proposed, the easement holder had been portrayed as being a third-party entity that has held other similar easements in the past.

Bechel stated that the County will still be able to enforce County Ordinances however the State Statutes do not specify who has to hold the easement. He acknowledged that staff had not foreseen an Applicant finding a Trustee in the way Mr. Novak did however staff had not believed finding an easement holder would be as difficult as it was for the Applicant.

Motion carried 6:0.

Commissioner Nesseth questioned whether the Commission should direct staff to research the Conservation Subdivision further to address issues raised by Commissioners.

Commissioner Miller stated he had not envisioned the Conservation Subdivision being proposed in this way. He noted Dodge County has been working on a new program allowing new dwellings on smaller acreages.

Commissioner Buck agreed that staff should investigate the Conservation Subdivision further noting that preserving agriculture should be a priority rather than allowing new dwellings in agriculture areas.

Hanni stated that Mr. Novak has locked up 40 acres with only one dwelling. She encouraged the Board to send staff recommendations to amend the Conservation Subdivision program. She noted that Mr. Novak was present at the original meetings for the Conservation Subdivision where it was decided that one dwelling could be permitted in a Conservation Subdivision.

Commissioner Miller noted that Pine Island Township is supportive of higher density.

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Commissioner Buck questioned whether this decision should be sent to the Townships instead of the County.

Commissioner Miller stated that originally only two Townships were interested in increasing density however he noted that Pine Island Township has not seen any density increases using this program.

Bechel stated that the County sets the bar for Zoning and Townships can be equally as restrictive or more restrictive. The Conservation Subdivision was developed so Townships like Pine Island had a tool to increase density.

PUBLIC HEARING: CUP Request for Kennel

Request for a CUP submitted by Dan Williams (owner) to establish a kennel for up to 5 adult dogs. Parcel 31.002.1300. 28051 CTY 1 BLVD, Red Wing, MN 55066. Part of the NW ¼ of the NE ¼ of Section 2 TWP 112 Range 15 in Featherstone Township. A3 Zoned District.

Pierret presented the staff report and attachments.

Dan Williams (Applicant) stated he recently moved to Goodhue County and was not aware of the regulations. He stated the dogs are his pets and he hunts with them. He noted he is willing to do whatever it takes to keep his dogs.

Chair Gale Opened the Public Hearing.

Pierret read Public Comments received by staff prior to the meeting:

Jessica and Tony Lehman (22874 280th Street, Red Wing) emailed staff raising concerns about barking noise from 5 dogs.

Calvin and Christine Radtke (28075 CTY 1 BLVD, Red Wing) emailed staff regarding barking noise from the existing dogs, how the noise will increase upon completion of the new garage and recommending the kennel be moved to the north side of the dwelling by the Ziemer property.

Marilyn Conroy (28117 227th Ave Path, Red Wing) called staff stating she could not imagine living closer to the barking than she does now and she feels sympathetic towards the closer neighbors.

Christine Radtke added that she and her husband have tried to discuss the barking issue with the Applicant. She noted that because of the activity at the Ziemer property and the traffic on County 1 BLVD the dogs bark quite often and the dogs are very close to their dwelling. She asked the Commission to request the Applicant move the dogs to the north property line.

Mr. Williams acknowledged that his dogs did bark a lot when he first moved to his property however the noise has been reduced recently.

Chair Gale questioned whether Mr. Williams plans to breed his dogs and have multiple litters of puppies each year or if these dogs are just his pets.

Mr. Williams stated he hunts with his dogs and occasionally breeds them. He stated that the puppies are sold at 8 weeks of age. He stated that when the dogs are at the age where they cannot breed he will no longer breed the dogs. He added that he follows all AKC guidelines.

Chair Gale questioned whether Mr. Williams intends to breed the dogs every year and have multiple litters each year.

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Mr. Williams stated that when he first moved to the property one of his dogs was in heat which caused a lot of barking. He separated the dogs and implemented bark collars which has helped quiet the dogs. He added that many dogs in the neighborhood bark not just his dogs.

Chair Gale questioned how often he intends to breed the dogs.

Mr. Williams stated he intends to have one litter per year.

Chair Gale questioned whether he intends to have one litter every year.

Mr. Williams confirmed one litter per year is his plan.

Commissioner Nesseth questioned the breed of the dogs.

Mr. Williams stated the dogs are Labrador Retrievers.

Commissioner Nystuen questioned whether there were any additional measures the Applicant could take to alleviate the noise issues.

Mr. Williams stated he plans to put up a privacy fence on both sides of the yard to eliminate visual stimuli. He added he has not yet been able to do that project. He noted that the shed that the dogs live in has been insulated for heat and noise reduction.

5After Chair Gale asked three times for comments it was moved by Commissioner Miller and seconded by Commissioner Gale to close the Public Hearing.

Motion carried 6:0

Hanni stated that noise concerns are the most typical issue for kennel request. She added that the Commission can add conditions to the CUP including moving the shed to the north property line or installing the privacy fencing.

Commissioner Nesseth stated he does have concern for the neighbors regarding the noise issue. He questioned what the number of dogs that required a kennel permit was.

Bechel stated that at 4 dogs a property owner is required to obtain a kennel permit noting the zoning definition for a kennel is a place where 4 or more adult dogs are kept.

Commissioner Nesseth questioned whether the Applicant would be limited to 5 dogs with the CUP.

Bechel stated there is no Ordinance dictating the number of dogs allowed however the Applicant has proposed to have 5 dogs.

Chair Gale questioned what happens if the CUP is approved and the barking continues.

Hanni stated the sheriff would be called if barking noise remained an issue.

Bechel noted that zoning staff is copied on complaints to the sheriff on properties with zoning permits. He added that if it became an issue staff could bring the CUP back for re-consideration by the Planning Commission.

Commissioner Nystuen questioned whether the kennel has been built already.

Mr. Williams stated he moved the shed onto the property when he purchased the property for the dogs.

Commissioner Nystuen questioned whether the shed could be moved to the north side of the property.

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Mr. Williams stated that re-locating the structure could be done however, it would be inconvenient. He stated that the reason for requesting 5 dogs was to care for a dog if health of a family member were to warrant taking on a new dog. He added that moving the shed and kennel would be a huge expense and would be inconvenient for access particularly during winter months.

Commissioner Nystuen stated that moving the dogs may be better than having the sheriff come out regularly due to barking.

Mr. Williams stated that his dogs used to bark due to activity on the Ziemer property as well.

Chair Gale questioned whether installing privacy fences would reduce the stimulation for the dogs. He questioned where the new garage was being constructed.

Staff clarified that the new garage was drawn on the site plan provided by Mr. Williams and will be constructed between the house and the Radtke property.

Mr. Williams stated that he could house the dogs inside the new garage however the dogs would still need outside access.

Commissioner Nesseth questioned whether the run could be installed between the garage and the dwelling.

Mr. Williams stated that the run would not be very big if put between the new garage and dwelling.

Commissioner Nesseth suggested Mr. Williams could put a privacy fence along both sides of the run.

Mr. Williams stated he has considered doubling the privacy fence along the Radtke property.

Commissioner Nesseth asked for clarification that the fence would be solid, without openings.

Mr. Williams stated it would be one solid board, not chain link fencing.

Commissioner Nesseth suggested the condition that a solid board fence be run from the existing dog shed down the Radtke property line down to 8 feet past the expanded dog run.

Bechel questioned whether there should be a specific height with regards to the fence.

Commissioner Nesseth was unsure about a specific height requirement but stated an acceptable height should be achieved to mitigate noise.

Mr. Williams stated he was willing to abide by any conditions of the Planning Commission so he could keep the dogs on his property.

Commissioner Nystuen suggested the Planning Commission could table the request to give Mr. Williams time to work with the Radtkes to come to a solution on the barking.

Mr. Williams stated that he would be willing to speak with the Radtkes if the discussion was kept civil.

Hanni asked for clarification on Commissioner Nesseth's suggested condition.

Commissioner Nesseth stated he proposed that Mr. Williams install a solid fence to a specified distance past the dog run.

Chair Gale questioned why the structures could not be put in the rear of the property.

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Pierret noted that the rear area of the property was taken up by steep slopes where structures cannot be placed.

Pierret clarified the proposed condition suggested by Commissioner Nesseth.

Bechel noted that fences over 7 feet in height require building permits.

Hanni questioned whether the Commission wanted to require a fence between the dog run and the new garage.

Commissioner Nesseth stated that the fence should be between the run and the Radtke property and the garage essentially creating a tunnel run.

Commissioner Miller suggested moving the kennel to the north side of the dwelling and constructing a solid fence between the kennel and Ziemer property.

Chair Gale noted that by moving the kennel to the north side of the property the dwelling and new garage would act as buffers to barking noise.

It was moved by Commissioner Miller and seconded by Commissioner Nystuen for the Planning Advisory Commission to:

- 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 Dan Williams to establish a dog Kennel for up to 5 dogs.

Subject to the following conditions:

1. Kennel operations shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. No more than 5 adult dogs shall be kept on the property;
3. The Kennel shall not be open to the general public;
4. On-street parking shall be prohibited;
5. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, Section 26, Kennels and Article 23 A3, Urban Fringe District;
6. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
7. The Kennel and run shall be relocated to the north side of the property and a solid fence should be constructed between the Kennel and the property to the north (parcel 55.602.0100).

Motion carried 6:0

PUBLIC HEARING: CUP Request for a Utility-Scale Solar Energy System (SES)

Request, submitted by ReneSola Power (Applicant) and Shirley Thomforde (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres. Parcel 33.026.0302. TBD County 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ and part of the NW ¼ of Section 26 TWP 111 Range 15 in Goodhue Township. A1 Zoned District.

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Bechel presented the staff report and attachments.

Chair Gale opened the Public Hearing.

Cindy Larson O'Neil (Applicant) was present via GoToMeeting. She did not have any additional information to add to the staff report.

7After Chair Gale asked three times for additional comments it was moved by Chair Gale and seconded by Commissioner Fox to close the Public Hearing.

Motion carried 6:0

Commissioner Nesseth recommended the Commission add the surety bond of 125% of decommissioning costs as a condition to approval. He stated that as there are an increasing number of solar projects the possibility for problems in the future increases.

Commissioner Miller concurred with Commissioner Nesseth's recommendation for surety bonds.

Commissioner Buck agreed with Commissioners Nesseth and Miller.

8It was moved by Commissioner Nesseth and seconded by Commissioner Miller to:

- 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 for a CUP, submitted by ReneSola Power (Applicant) and Shirley Thomforde (Owner) for the MN Goodhue 9-1 LLC Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres.

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. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN Goodhue 9-1 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicant shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix for disturbed areas of the site and should submit "seed tags" to the Land Use Management Department prior to final inspection;
7. Applicant shall obtain an Access Permit from the Goodhue County Public Works Department prior to performing work within the CTY 9 BLVD Right-Of-Way;
8. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agricultural Protection District).

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The Applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;

10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.
12. A financial surety bond of 125% of the estimated decommissioning costs should be put forth by the Applicant's company.

Bechel questioned whether the Applicant would have an idea of what decommissioning costs would be for the project.

Commissioner Nesseth commented that the costs would be between the landowner and the company.

Bechel questioned whether Commissioner Nesseth was propping the bond be between the solar company and the County or the solar company and the landowner.

Commissioner Nesseth questioned if a project were abandoned, who would clean up the project.

Bechel stated that a surety bond is required to be provided by the Applicant showing an agreement for decommissioning of the system between the solar company and the landowner.

Ms. Larson O'Neil stated that the lease provided to staff has a surety bond between the solar company and the landowner.

Commissioner Nesseth questioned what would happen to the bond if the project were sold to a different company.

Ms. Larson O'Neil stated that typically they hold a bond with the County however in this case the surety will be with the landowner and any transfers to a new company would include that bond in the purchase.

Commissioner Nesseth asked for clarification that most counties requires surety bonds between the company and the County.

Ms. Larson O'Neil stated that bonds between the County and the company are more typical.

Chair Gale questioned whether the Commissioners would prefer to change solar projects going forward to require a bond between the County and the Applicant instead of between the landowner and the Applicant.

Hanni stated that staff needs to research surety bonds further before implementing a program where bonds are held between the County and the Applicants. She noted that the leases are for 30 years and staff would need to have a program in place for tracking these bonds and making sure they are maintained. Hanni questioned if the bond were not up-to-date in the 30 year window, would the County require the panels to be removed from the property. She concluded stating staff needs to consult with other Counties on their programs before implementing a program in Goodhue County.

Bechel questioned whether the Commission would also suggest removing the condition that the Applicant have a surety between the landowner and Applicant.

Ms. Larson O'Neil commented that she believes that in other counties they do not hold a bond

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between the landowner and their company if a bond is held between their company and the County. She read from a contract ReneSola Power uses regarding decommissioning.

Hanni stated that based upon the language read by Ms. Larson O'Neil, the landowner and the company have the bond.

Commissioner Nesseth questioned how the landowner knows that the company is keeping up that bond.

Hanni stated that the landowner is accepting this responsibility by allowing the solar facility on their property and the County would not know more than the landowner as to if the bond were maintained.

Commissioner Nesseth stated that this particular project is on 110 acres which would presumably have enough value to cover decommissioning costs.

Ms. Larson O'Neil stated that if the bond is not maintained then the company would be in breach of their lease.

Commissioner Nesseth commented that some projects are sold 3 or 4 times which is how some of the lease terms become murky.

Chair Gale questioned whether the bond is paid up-front or yearly.

Bechel stated bonds are typically annual or bi-annual. He added that staff would need to keep track of those bonds to ensure they were up-to-date.

Chair Gale questioned whether staff would want to take on that responsibility.

Bechel stated staff has minimal experience dealing with these bonds as they only have a handful for mining. He added that when staff turns-over or there is a lapse in checking the bonds, if one is found to be out-of-date the bond is worthless.

Hanni questioned whether County staff should be responsible for telling a landowner the bond is no longer valid and then removing the panels from that owner's property.

Commissioner Nesseth commented that if the County had to clean up the project, the cost would go onto the owner's property taxes.

Commissioner Miller stated he would be in favor of seeing how other Counties handle bonds and bringing this back at a future meeting.

Commissioner Nystuen stated that he recognizes in 30 years some landowners who entered these lease agreements will no longer be around. He added that he is the third owner of his solar array.

Ms. Larson-O'Neil noted that these projects cost millions of dollars and the program is overseen by Xcel Energy who has renewable energy goals. She added that, as a developer, her company's expertise is in obtaining the proper permits at the beginning of the project and finding subscribers to sign up for the array. After their part is done, the project is typically sold to a financing partner who brings the money to construct the project. The financing partner hires a contractor to build the system. Both Xcel Energy and the owner monitor the systems for production and correct any issues immediately. She suggested that she could send a lease in the future, if the project is sold, to staff to confirm that the bond is still in place upon sale of the lease. She also stated she would be willing to communicate with staff on other counties they have worked with that have general bonding language in place.

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Commissioner Nystuen stated that staff should look at the other counties' language and processes regarding bonding for solar projects.

Commissioner Nesseth amended his original motion, and Commissioner Miller amended his second for the Planning Advisory Commission to:

- 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 for a CUP, submitted by ReneSola Power (Applicant) and Shirley Thomforde (Owner) for the MN Goodhue 9-1 LLC Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres.

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. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN Goodhue 9-1 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicant shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix for disturbed areas of the site and should submit "seed tags" to the Land Use Management Department prior to final inspection;
7. Applicant shall obtain an Access Permit from the Goodhue County Public Works Department prior to performing work within the CTY 9 BLVD Right-Of-Way;
8. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agricultural Protection District). The Applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 6:0

PUBLIC HEARING: CUP Request for a Utility-Scale Solar Energy System (SES)

Request, submitted by ReneSola Power (Applicant) and Michael Stehr (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres. Parcel 33.028.0100. TBD County 9 BLVD, Goodhue, MN 55027. Part of the NE ¼ of Section 28 TWP 111 Range 15 in Goodhue Township. A3 Zoned District.

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Bechel presented the staff report and attachments.

Chair Gale opened the Public Hearing.

No one spoke for or against the request.

After Chair Gale asked three times for additional comments it was moved by Chair Gale and seconded by Commissioner Miller to close the Public Hearing.

Motion carried 6:0

Commissioner Nesselth noted the project is on a 60 acre parcel which should have enough value to cover decommissioning costs if needed.

It was moved by Chair Gale and seconded by Commissioner Nesselth to:

- 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 CUP request, submitted by ReneSola Power (Applicant) and Michael Stehr (Owner) for the MN Goodhue 9-2 LLC Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres

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. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and MN Goodhue 9-2 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicant shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix for disturbed areas of the site and should submit "seed tags" to the Land Use Management Department prior to final inspection;
7. Applicant shall obtain an Access Permit from the Goodhue County Public Works Department prior to performing work within the CTY 9 BLVD Right-Of-Way;
8. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 23 (Urban Fringe District). The Applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 6:0

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

PUBLIC HEARING: Consider Goodhue County Ordinance Amendments

Proposed amendments to Article 10 (Definitions), Article 11 (Performance Standards), Article 20 (Table of Uses), Article 25 (B-1 General Business District), Article 27 (B-2 Highway Business District), Article 28 (Industry District) and Article 30 (CR Commercial Recreational District) to add Exterior Storage Yards as a Conditional Use with associated Performance Standards.

Bechel presented the staff report and attachments.

Chair Gale opened the Public Hearing.

Pierret read public comment received prior to the Planning Commission meeting by email:

Teresa Gadiant (29407 HWY 58 BLVD, Red Wing) questioned why the performance standards for screening had changed from a list of required performance standards to stating screening may be required.

Staff noted that the Zoning Subcommittee determined that each Exterior Storage Yard request should be looked at individually based on potential visual effects to neighbors rather than require every project to meet stricter standards.

Denny Tebbe (664 23rd Street, Red Wing) questioned whether municipalities in Goodhue County were notified about the Ordinance amendment.

Bechel stated that a Public Hearing Notice is published in the newspaper and is sent to all Township Board members and each City in the County.

¹¹After Chair Gale asked three times for additional comments it was moved by Commissioner Fox and seconded by Chair Gale to close the Public Hearing.

Motion carried 6:0

Bechel noted that this was brought forward as an alternative to a citizen's request for Outdoor Storage in May 2020. He stated the Commission could either approve the proposed language as presented, approve the ordinance amendment with some changes or not take action on the matter.

¹²It was moved by Commissioner Nystuen and seconded by Commissioner Miller 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 proposed "Exterior Storage Yards" text amendments.

Motion carried 5:1 (Commissioner Nesseth against)

Other-Discussion

Bechel discussed the Businesses Serving the Ag Community packet provided to the Commissioners noting that the Zoning Subcommittee determined at their October meeting to pause conversation on this matter until the Planning Commission can meet in person.

¹³ADJOURN: Motion by Commissioner Fox and seconded by Chair Gale to adjourn the Planning Commission Meeting at 7:36 PM.

Motion carried 6:0

Respectfully Submitted,

**PLANNING COMMISSION
GOODHUE COUNTY, MN
November 16, 2020 MEETING MINUTES
DRAFT**

Samantha Pierret; Zoning Assistant

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 6:0

⁴ Recommend the County Board of Commissioners **APPROVE** the request for Conservation Subdivision by Paul Novak

Motion carried 6:0

⁵ Motion to close the Public Hearing

Motion carried 6:0

⁶ Motion to recommend the County Board of Commissioners **APPROVE** the request for a kennel for up to 5 dogs by Dan Williams

Motion carried 6:0

⁷ Motion to close the Public Hearing

Motion carried 6:0

⁸ Motion to recommend the County Board of Commissioners **APPROVE** the request for a Utility-Scale Solar Energy System by ReneSola Power

Motion carried 6:0

⁹ Motion to close the Public Hearing

Motion carried 6:0

¹⁰ Motion to recommend the County Board of Commissioners **APPROVE** the request for a Utility-Scale Solar Energy System by ReneSola Power

Motion carried 6:0

¹¹ Motion to close the Public Hearing

Motion carried 6:0

¹² Motion to recommend the County Board of Commissioners **APPROVE** the proposed text amendments for Exterior Storage Yards

Motion carried 5:1

¹³ ADJOURN. Motion to adjourn the meeting.

Motion carried 6:0

UNOFFICIAL UNTIL APPROVED BY THE PAC

Pierret, Samantha

From: Jessica Lehman <hokkensmom@gmail.com>
Sent: Friday, November 6, 2020 2:22 PM
To: Pierret, Samantha
Subject: Public Hearing Agenda Item: Request for a CUP re: Dan Williams 5-dog kennel

To Whom it May Concern,

Our names are Tony and Jessica Lehman. We live at 22874 280th Street. Our house is located across from the William's residence on County Blvd 1. Topographically, we are on top of the bluff, south of the Williams' residence. It has come to our attention the Williams are requesting a 5-adult dog kennel to be built on their property.

There are several concerns regarding this proposal. What would the kennels be used for? If it is for hunting dogs, the issue becomes one of noise. The concern on our end is not only with more dogs, but also that these dogs will be kept outside on a permanent basis, possibly creating more barking than our neighborhood already has.

If, however, the kennel is being proposed for breeding or boarding purposes, reasons for denying this proposal become more apparent. Our neighborhood is located just outside the city limits where traffic has become continuous between Pioneer Road and County Blvd 1. Having even more residential traffic at this location could become problematic. Further, as a former boarding kennel owner, I am aware of how much noise five dogs can make, even through 8-inch concrete walls, and how much space is needed for exercise, playtime, and bathroom breaks. Where exactly would these kennels be located?

Concerning a possible breeding facility, we will leave our personal beliefs to ourselves on this issue as they are irrelevant to the proposal. However, the facility is to be for five adult dogs only. Correct?

We do not wish to cause any problems with any of our neighbors, but we are both long-time dog owners, Tony a former K-9 drug investigator, and myself a former kennel owner, we believe we have enough experience and objective reasoning as to why this proposal should be denied.

If you have any questions or concerns, please feel free to contact us.

Thank you for your time and attention in this matter,

Jessica and Tony Lehman
651-212-3917

From: [Christine J](#)
To: [Pierret, Samantha](#)
Subject: Mr Dan Williams request for a kennel for up to five dogs.
Date: Thursday, November 12, 2020 2:04:39 AM

Hello Samantha-

I received notice that Mr. Williams is requesting formally that he wants a kennel for up to five dogs. Calvin and I don't agree with this. He is being allowed to build his garage and Calvin and I couldn't say anything to stop it and we were ok with it on the proviso that he not wall his already existing dog kennel and breeding business next to our property line. Our house is approximately 45 feet from his dogs and all they do is bark. It's been very disruptive to our lives, our peace and quiet and happiness here. They bark at 4am and wake us up. They often bark all day!!

[REDACTED]

Upon the garages completion it will act as a sound barrier for them so they can't hear the barking and it will enhance the already loud and unacceptable noise from the dogs bouncing back on our home. Upon completion the sound is going to be unbearable for us. The dogs sandwiched between us and the garage they are building. We discussed this with them two weeks after they moved in and asked that they might consider moving the kennel to the opposite side of the property and girlfriend Penny told us that the ground wasn't exactly flat over there. It would have been better for everyone to have the dogs on the Zierner property line because there isn't anyone to bother there at night. if you allow Dam Williams to willfully disrupt our lives by allowing a formal kennel to remain placed where it is and not away from our property line we will have no recourse but to take this to court and start action against Goodhue County and Dan Williams.

There was a peaceful way to work through this as mentioned in our emails sent to you about the garage being built. You told us that it had nothing to do with the dogs and we conceded. Now, what you allow him to do from here on has everything to do with the dogs and a kennel disrupting our lives even further. We will not sit by and allow this to happen. We are all for him doing what he wants, but because of the closeness of the not yet legal kennel that's been going for two months now it is going

Marilyn Conroy called Monday Nov. 16th 9:50
28117 227th Ave Path, Red Wing AM

Stated she could not imagine living closer to
the barking than already does. Feels sympathetic
towards closer neighbors. Commented on noise
levels of possibly 5 dogs and multiple puppies.

Pierret, Samantha

From: Teresa Gadiant <ttagadiant@gmail.com>
Sent: Monday, November 16, 2020 11:46 AM
To: Pierret, Samantha
Subject: Exterior Storage Yard concern

Hi Samantha,

I am writing with a concern for tonight's meeting regarding the Exterior Storage Yard for you to submit. Thank you!

I am concerned as to why the performance standards have now changed. It now states that Exterior Storage Yards may require screening from public view while in the previous proposals it was more defined with screening from public street, residence, adjoining residential districts, with landscaping, beaming, and or fencing to a minimum 6 feet. In previous meetings concerning the Exterior Storage Yards there was much concern from some of the PAC members about the negative visual effect that could come with the Exterior Storage Yards proposal.

Teresa Gadiant
29407 Hwy 58 Blvd
Red Wing, MN

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: December 14, 2020
Report date: December 4, 2020

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request for map amendment, submitted by John Anderson (Owner), to rezone 19.31 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District). Parcel 31.006.0500. TBD 280th AVE, Red Wing, MN 55066. Part of the NW 1/4 of the NE 1/4 of Section 6 TWP 112 Range 15 of Featherstone Township.

Application Information:

Applicant: John Anderson (Owner)
Address of zoning request: TBD 280th AVE, Red Wing, MN 55066
Parcel: 31.006.0500
Abbreviated Legal Description: Part of the NW 1/4 of the NE 1/4 of Section 6 TWP 112 Range 15 of Featherstone Township
Zoning District: A3 (Urban Fringe)

Attachments and links:

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

Summary:

The Applicant (John Anderson, Owner) has applied for a “change of zone” request involving a 19.31-acre parcel of property in Featherstone Township. The Applicant is requesting to rezone the 19.31-acre parcel from A3 (Urban Fringe District) to R1 (Suburban Residence District) to allow a dwelling to be established on the property. The Applicant has indicated an intent to keep the parcel intact and to not further subdivide. The current A-3 zoning classification will not allow construction of a dwelling because the parcel does not meet that District’s 35-acre parcel minimum

In 2017 Goodhue County amended the zoning ordinance adding language requiring requests for increased dwelling density to be pursued through the change of zone process and not through the variance process.

Project Summary:

Property Information:

- The subject property consists of a single 19.31-acre parcel.
- The property is currently zoned A-3. Adjacent zoning districts are A-3 to the south, west and east. Property within Red Wing city limits borders the parcel to the north and is zoned Agriculture.
- Adjacent land uses include low-density residential among predominantly agricultural uses. This area of the Highway 19 corridor is a rural area with a few larger acreage dwelling sites surrounded by tilled cropland and undeveloped areas with steep slopes along the Spring Creek

watershed. There is one dwelling located within 1000 feet of the Anderson Property (Patrick Fitschen TTEE, 28299 HWY 19 BLVD, Red Wing).

- The property is not located within a Historic Preservation District. It is not anticipated that any scenic or historic amenities will be negatively impacted as a result of the proposed rezone.
- The parcel is not designated shoreland or floodplain. There are some steep slopes and areas that qualify as Blufflands in the southern and eastern portions of the parcel. Blufflands and tree and vegetative alterations are regulated by Goodhue County’s Zoning Ordinance. Any future disturbance to these natural features would be required to conform to the requirements in place designed to protect these sensitive areas from the potential negative impacts of development.

Existing/Proposed Uses:

- Approximately 6.5 acres of the property is currently used as agricultural cropland with the remainder being undeveloped woodlands. There are currently no structures on the property. The structures shown on the imagery from 2018 have been removed.
- The Applicant wants the property to be eligible for construction of a single dwelling to be located on the west side of the parcel away from the tillable acreage to the east and away from steep slopes to the south and east. The applicant anticipates the existing tillable acreage would continue being farmed as an existing non-conforming use upon rezoning. No land-use changes are anticipated within the Bluffland areas of the property.

Featherstone Township

- The Applicant’s Change of Zone proposal was considered by the Featherstone Township Board at their November 10, 2020 meeting. The Board unanimously approved the parcel as a buildable site noting that the property complies with Featherstone Township’s local dwelling density provisions (*see Featherstone Township November 10, 2020 DRAFT meeting minutes*).

City of Red Wing:

- The Applicant contacted the City of Red Wing to discuss the possibility of the City extending city utility services to the property prior to applying for a rezone. The City of Red Wing stated that they have no imminent plans to extend City services to the area.
- LUM Staff discussed the proposed rezone with City of Red Wing Planning Manager Steve Kohn. Mr. Kohn noted the City does not have any formal objections to the proposal for one dwelling on the site.

Planning Information:

- The R1 District is intended to provide a district that defines and protects areas suitable for low to medium density residential development as the principal use of the land and to allow related facilities desirable for a residential environment. It is also intended that the district allows varying densities of development in accordance with the ability to provide water and sewer facilities.
- The property is currently used for agricultural purposes. There are no registered feedlots on the property or within 1000 feet of the parcel. Under the County’s R-1 Zone District the use of a portion of the site as tilled cropland may continue as a legal non-conforming use. The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Timula-Mt. Carroll Complex	18-25%	8.9	38.9%	Not Prime Farmland
Frontenac-Lacrescent Complex	30-70%	4.9	21.6%	Not Prime Farmland
Timula-Mt. Carroll Complex	6-12%	6.5	28.4%	Farmland of Statewide Importance
Brodale-Bellechester Complex	30-60%	1.9	8.4%	Not Prime Farmland
Timula-Mt. Carroll Complex	2-6%	0.2	0.8%	Prime Farmland

Lindstrom Silt Loam	12-18%	0.3	1.2%	Not Prime Farmland
Timula-Mt. Carroll Complex	12-18%	0.2	0.7%	Not Prime Farmland

Goodhue County Comprehensive Plan

The Goodhue County Comprehensive Plan offers the following statements regarding agricultural preservation:

“Lands outside the cities growth zones will be considered rural and shall be managed to preserve the rural character and be compatible with the continued operation of agricultural uses...”

“Soils with Prime Farmland Rating shall be protected from residential development whenever possible”

“If residential development occurs, it should be compact and designed to preserve the prime farmland for agricultural uses...”

The Comprehensive Plan offers the following statements regarding rural housing:

New or replacement dwelling sites should be directed to areas that minimize loss or conversion of prime agriculture soils.

“Provide more housing choices for rural residents”

“Work with Townships to evaluate and designate suitable residential sites that minimize conflicts with agricultural and rural uses.”

The Comprehensive Plan offers the following comment regarding the A3 district:

“As part of the implementation of the County’s 1990 Comprehensive Plan the Goodhue County Zoning Ordinance and Official Zoning Map were amended in 1993, to add the Urban Fringe A-3 Zone District. The purpose of the A-3 Zone District was to facilitate planning for urbanization. The Planning Advisory Commission and County Board in 2014 expressed that the A-3 district is not serving its purpose as a growth zone and should be re-evaluated or perhaps eliminated.”

- Section 06 of Featherstone Township is zoned A3 Urban Fringe District. Currently, there are 5 dwellings within the section. Row crop agriculture is the predominant land use in Section 06. If the subject property is zoned R1, future use of the 19.31-acre parcel will be subject to development standards for the County’s R-1 Zone District. Any future subdivision of the parcel for dwelling development would require review through the formal platting process.
- The A-3 Zoning District does not allow new Feedlots to be established in the zone. Feedlot expansion of existing facilities is permitted up to a total of 100 animal units. No new Feedlots are permitted within 1000 feet or 96% odor annoyance free rating from any residential district.

Staff Discussion:

LUM staff have reviewed the Applicant’s proposal and considered it within the context of the rural landscape as well as the direction provided by the County Zoning Ordinance and Comprehensive Plan. LUM staff agrees that the addition of a single home on the property is not an unreasonable use of the parcel nor would it be uncharacteristic of similar large-lot rural residences in the vicinity. However, LUM staff does have concerns with the compatibility of an R1 Zoning district given the lack of R1 Zoning in the surrounding area and the absence of adjacent medium density housing for which the R1 District is intended. For these reasons, LUM Staff has prepared two separate actions for the Planning Commission’s consideration.

ACTIONS FOR CONSIDERATION:

Action Reccomending APPROVAL:

- 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 John Anderson (Owner) to rezone parcel 31.006.0500 from A3 (Urban Fringe District) to R1 (Suburban Residence District).

Action Reccomending DENIAL:

The Planning Advisory Commission

- 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 **DENY** the map amendment request from John Anderson (Owner) to rezone parcel 31.006.0500 from A3 (Urban Fringe District) to R1 (Suburban Residence District) to the extent the proposed rezone would not be compatible with existing primarily agricultural uses in the vicinity, the rezone would create a residential district where no similarly zoned districts or land uses currently exist, and the rezone would permit the conversion of farmland to residential use prior to the extension of urban services contrary to the goals and objectives of the adopted Comprehensive Plan and the A3 District.

Goodhue County Land Use Management

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

Lisa M. Hanni, L.S. Director



County Surveyor / Recorder

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

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

Project Review per Article 3, Section 2, Subd. 5-10:

- Subd. 5
- A. The names and addresses of the petitioner or petitioners and their signatures to the petition. **See application**
 - B. Survey information: **See application**
 - C. The current and proposed district: **A3 to R1**
 - D. The current use and the proposed use of the land.
The property is currently used mainly for row crop agriculture. Additional area on the property is taken up by steep slopes. There are no structures on the property. The Applicant intends to construct one dwelling on the parcel.
 - E. The reason for the requested change of zoning district. **The applicant is requesting the zone change to allow construction of one dwelling on the property. The parcel does not meet the minimum parcel size (35-acres) required for establishing a dwelling in the A3 District.**
 - F. A copy of the soil map showing the soils types within the proposed boundary and the surrounding area. **A soils map for the site has been prepared.**
 - G. Prime Farmland Rating of the soil types in F.
 - The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Timula-Mt. Carroll Complex	18-25%	8.9	38.9%	Not Prime Farmland
Frontenac-Lacrescent Complex	30-70%	4.9	21.6%	Not Prime Farmland
Timula-Mt. Carroll Complex	6-12%	6.5	28.4%	Farmland of Statewide Importance
Brodale-Bellechester Complex	30-60%	1.9	8.4%	Not Prime Farmland
Timula-Mt. Carroll Complex	2-6%	0.2	0.8%	Prime Farmland
Lindstrom Silt Loam	12-18%	0.3	1.2%	Not Prime Farmland
Timula-Mt. Carroll Complex	12-18%	0.2	0.7%	Not Prime Farmland

- H. A statement of how the requested change is compatible with the Goodhue County Comprehensive Plan including but not limited to the following:
 - 1. The environmental impacts of the proposed use of land on the:
 - a. Groundwater
 - b. Natural plant and animal communities
 - c. Existing trees and vegetation
 - d. Bluffland stability
 - e. Shoreland stability
 - 1. **The property is not located in the Shoreland or Floodplain District. The southern and western portions of the property contain significant slopes that qualify as Blufflands. Blufflands and tree and vegetative alterations are regulated by the Goodhue County's Zoning**

Ordinance. Any future disturbance to these natural features would be required to conform to the standards in place designed to protect these sensitive areas from the potential negative impacts of development.

2. The compatibility with surrounding land uses

This area of the Highway 19 corridor is primarily a low-density residential corridor mixed with low-intensity agricultural uses, mostly row crop agriculture.

3. The physical and visual impacts on any scenic or historic amenities within or surrounding the proposed parcel.

It is not anticipated that any scenic or historic amenities will be negatively impacted as a result of the proposed rezone.

Subd. 6 The housing density of the affected Section

All of section 6 is zoned A3. A3 Districts allow a maximum of one dwelling per 35 acres. There are currently 5 dwellings in the section. Rezoning the parcel to R1 would not affect the existing dwelling development eligibility of surrounding A3 parcels.

Subd. 7 The impact on any surrounding agricultural uses

The property is currently used for row crop agriculture. If rezoned, row crop agriculture may continue on the property as an existing non-conforming use. There are no registered Feedlots on the property or within 1,000 feet of the parcel. The new R1 District would be greater than 1,000 feet from all existing registered Feedlots: Randy Williamson (1,133 feet east) and Eric Pearson (3,800 feet southwest). No new Feedlots are permitted in the A-3 District and existing Feedlots may be expanded up to a maximum of 100 Animal Units.

Subd. 8 The impact on the existing transportation infrastructure

The property is accessed off of 280th AVE (gravel surface). 280th AVE connects with HWY 19 BLVD (asphalt surface) approximately 250 feet from the subject property. 280th AVE is used to access three properties all owned by the Applicant, none of these properties have existing dwellings. The change of zone is not anticipated to negatively impact traffic or existing transportation infrastructure.

Subd. 9 The impact on surrounding zoning districts

The property is currently zoned A3. Adjacent zoning districts are A3 to the south, east, and west. Property in the City of Red Wing abuts the subject property to the north zoned Agriculture. The City of Red Wing has indicated that water and sewer services would not be available in this area in the near future. New Feedlots are not permitted within 1000 feet or 96% odor annoyance free rating of R-1 Zones.

Subd. 10 A statement concerning the cumulative effect and compatibility of the requested zoning change on the affected Township and any cities located within 2 miles of the proposed parcel.

The area is used primarily for low density residential and agricultural uses, primarily row crop agriculture. These uses may be incompatible with an R-1 Suburban Residence District. The Planning Commission and County Board will need to determine whether the proposed rezone will negatively affect future annexation efforts of the city of Red Wing. See staff report for additional discussion on cumulative effects and compatibility.

Subd. 11. Additional information as may be requested by the Planning Commission or zoning staff.

RECEIVED

NOV 17 2020

MAP Amendment
\$500 RECEIPT# 17796 DATE 11/17/20

Land Use Management

220-0061

APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME: John R.L. Anderson, %Terri Jensen, ALC, Managing Broker - MN, National Land Rlty	
APPLICANT'S ADDRESS: 8625 Mountain Pine Ln Kalamazoo, MI 49009	TELEPHONE: [REDACTED]
	EMAIL: [REDACTED]

CONTACT FOR PROJECT INFORMATION: Terri Jensen, ALC, Broker	
Same as Above <input type="checkbox"/>	
ADDRESS: 1005 Superior Drive Northfield, MN 55057	TELEPHONE: [REDACTED]
	EMAIL: [REDACTED]

- Map Amendment - Parcel: 31.006.0500 ; Current District: A-3 Requested District: R-1
- Parcel: _____ ; Current District: _____ Requested District: _____
- Parcel: _____ ; Current District: _____ Requested District: _____
- Parcel: _____ ; Current District: _____ Requested District: _____
- Parcel: _____ ; Current District: _____ Requested District: _____

1. Stated reason for map amendment(s) requested:

To allow the +/-21.1 acres to be utilized as a buildable site. The A-3 Urban Fringe district requires 35 acres; this parcel has +/-21.1 acres. It does have good access via Hwy 19 and 280th; lies immediately adjacent to the south boundary of the City of Red Wing; and is composed of a small amount of tillable acres -- about 6.8 acres; +/-6.7 acres low woods; and +/-7.6 acres of waste. It is very small, then, for ag land or ag-related use.

2. Proposed future use(s) of the property to be rezoned:

As one buildable site. According to the City, there are no plans in the immediate future for extension of city services -- i.e., city water/sewer. Consequently, subdivision development is not proposed as a use at this time.

3. Compatibility of the proposed zoning district with existing land uses in the area:

The County indicated this proposed use would be compatible given the subject's proximity to the City's southerly boundary, as well as good access via Hwy 19 and 280th and that there are scattered rural residential sites within the area.

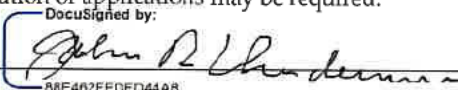
4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:

A survey of the site is attached, together with a location map showing proximity to the City; as well as current Zoning Map. The yellow area on the zoning map is A-3, Urban Fringe; gray to the north reflects within the City limits of Red Wing; and blue to the south reflects A-2, Agriculture.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

DocuSigned by:
Signature: 
88E462FEDFD44A8

Date: 11/6/2020 | 2:21 PM PST

Print name: John R.L. Anderson owner or authorized agent

Pierret, Samantha

From: Terri Jensen [REDACTED]
Sent: Wednesday, November 11, 2020 4:00 PM
To: Pierret, Samantha
Cc: [REDACTED]
Subject: Map Amendment - Anderson land we've discussed
Attachments: Twp Bd Minutes 11-10-2020.pdf; Maps to Twp Bd.pdf; Map_Ammendment_2018 - zoning change.pdf; Survey - Legal Description.pdf; Survey Copy Only WO Legal Desc.JPG; Legal Desc From Survey.docx

External Email - Use caution opening links or attachments!

Dear Sam -

The Featherstone Township Bd met last evening in regard to the Anderson land, PID #31.006.0500. The Bd moved that the parcel meets the requirement of the township's housing density requirements as a buildable site. A copy of the Township Bd minutes are attached with this information highlighted (on page 2 of those minutes).

Additional information attached to this email include the following:

- *Application for Map Amendment*
- *Survey including site & legal description, as well as pages with just the site and just the legal description. While the County records indicate the site is 21.91 acres, the survey reflects a total of 19.31 acres.*
- *Maps furnished to the Township Bd: location map showing proximity to Red Wing (aerial view); location map - street view; and zoning map.*

I will provide this information via mail to you as well, together with the landowner's check #1297 in the amount of \$500 for the *Map Amendment Application* fee.

Sam, please feel free to contact me if you have any questions or need additional information. Please confirm if this amendment request will be on the December 14, 2020 Planning Commission agenda and the time of day I should plan on attending (or calling in if you are limiting attendance at meetings due to COVID).

Thank you.

Take care.

Sincerely,

Terri Jensen, ALC (Accredited Land Consultant)

Trailblazer/Managing Broker - Minnesota. National Land Realty is actively seeking brokers & agents to join our exclusive team.



National Land Realty | Minnesota
1005 Superior Drive, Northfield, MN 55057

Road Maintenance Report

Dave Pearson went with Luhman's driver to learn the roads for snow plowing. Dave will get a small tank of winter diesel fuel for the grader if it is needed sometime with the wing for heavy snow. Luhman's could do tree chipping where it may interfere with the plows. It was recommended to do this as needed.

Dave Pearson still thinks there is about \$500.00 of Runnings tools/misc. and nearly \$600.00 of Ziegler parts that seem to be missing from Tim H. The clerk was directed to send a letter billing for \$518.41 for the Runnings bill and \$597.60 of Ziegler purchases. If not received by the next meeting or we do not receive a more detailed accounting, civil action will be initiated. Fuel between November 1 and April 20 also needs to be accounted or paid.

- Mailbox posts returned? Dave found none even though Tim reported bringing them back.
- We clarified for Goodhue County Public Works that 227th Ave Path is still a township road.
- Carl Bang has the "Road Closed" sign that goes up on the maintenance road. It needs some repair. Dave Pearson told Carl to bring to him for repair.

Planning Commission Report –

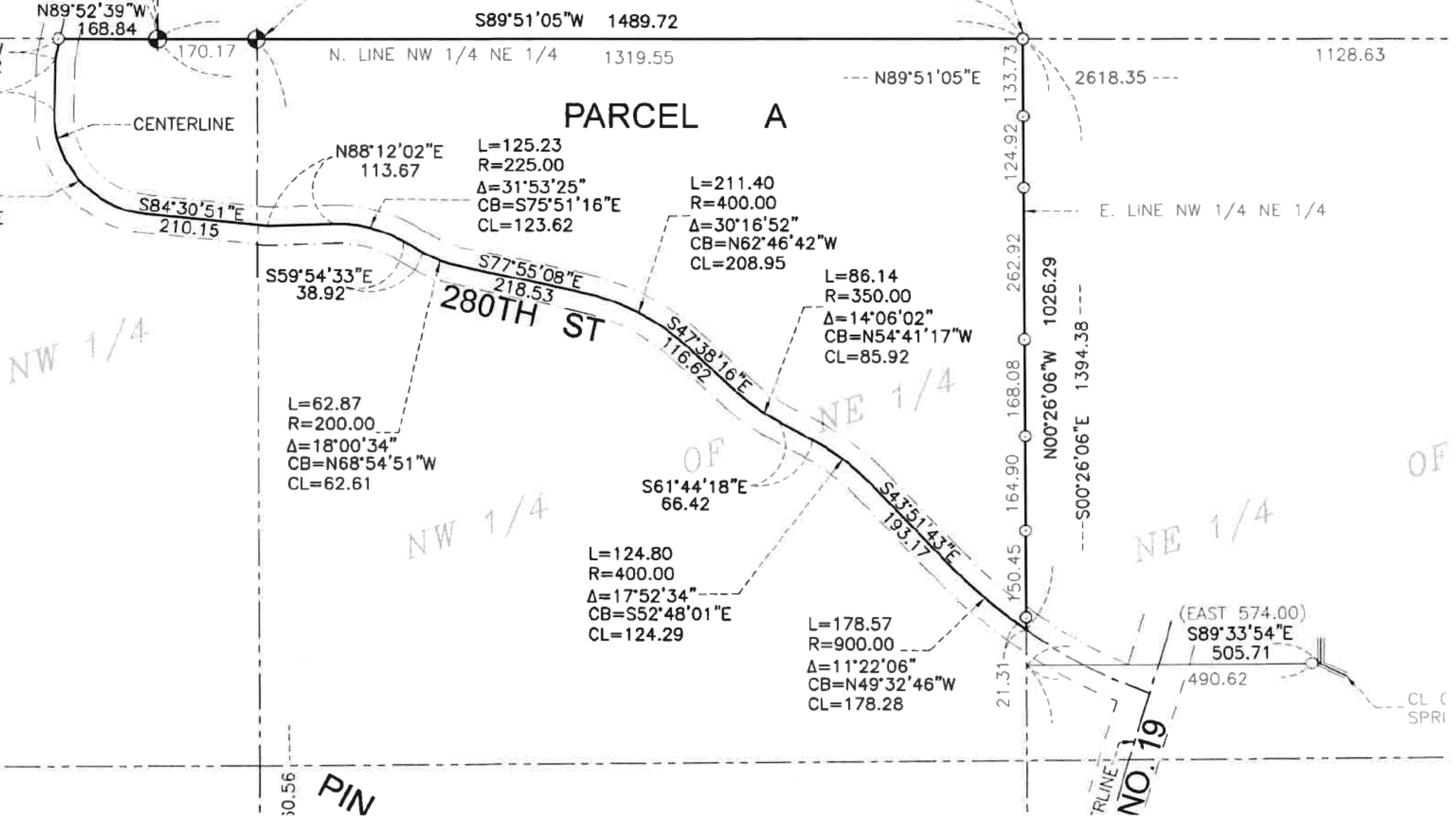
- Williams Kennel Permit Application -- The township has no ordinance issues with the kennel so will accept the county's permit if issued.
- Koenig Conditional Use Permit - Robyn Koenig called regarding the CUP they are requesting for a home-based business at 32360 Highway 58 Blvd. She explained their background and desire to open and operate a cotton candy business. The board had several questions regarding the type of business they want to operate and how it may or may not fit into the township ordinance. They have a Goodhue County in-home business license and health permits for the business and desire to expand it to a larger business. They have a new septic system and will be drilling a new well for the business. Current business volume can be handled by the family. Future employees may make deliveries locally or handle shipping. Future growth is unknown for now but expected to be limited. The county has no issue with the building or the business operation. The township's concern is for how a business may impact those around the business, even if a conditional permit is allowed.

Allen Larson moved to accept the Koenig proposal as a home-based business with a limit of 3 non-resident employees. Carl Bang seconded. Carried.

- Terri Jensen called in regarding a change of zoning request by John Anderson in Section 6. They are requesting a zoning change from A3 to R1 in order to make it available for sale as a buildable lot for one dwelling. The county needs approval from the township. A3 requires 35 acres so this variance is required to make it buildable. A portion of the parcel has tillable land, but most is rough land. The township would not need a variance since it will already comply with the township's housing density requirements. Carl Bang moved that the parcel meets the requirement of the township ordinance as a buildable site. David Schwartau seconded the motion. Carried.
- Bill Schulz permit extension -- David Schwartau moved a one-year extension be allowed; Allen Larson seconded the motion. Carried.
- The question was asked about whether the township ordinance should address the issue of small businesses in the township. The planning commission should start looking at these issues since the primary ordinance is over 20 years old.

SEC. 31 TWP. 113 N. RGE. 15 W.

R. SEC. 31, RGE. 15W. N 1/4 COR. SEC. 6, TWP. 112N., RGE. 15W. NE COR. OF NW 1/4 OF NE 1/4 OF SEC. 6, TWP. 112N, RGE. 15W. SE 11.



LEGAL DESCRIPTION – 19.31 Ac, Anderson Land Goodhue County, MN

NOTE:

The property is subject to a public roadway easement for 280th Street. No research was performed to determine if there was a written easement granted to establish this road. If no documents were recorded, then this road easement exists by prescription, or usage, by authority of Min. Stat 150.05, subd. 1 and has a right of way width which varies based on what is actually used for the physical roadway and its appurtenances.

PROPOSED PROPERTY DESCRIPTION FOR CONVEYANCE TO JOHN R. L. ANDERSON FROM THE JOHN R. L. ANDERSON TRUST

That part of the Northeast Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northeast Quarter in Section 6, Township 112 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Beginning at the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 6; thence on an assumed bearing of South 89 degrees 51 minutes 05 seconds West, along the north line of said Northwest Quarter of the Northeast Quarter and along the north line of said Northeast Quarter of the Northwest Quarter, a distance of 1489.72 feet to the south quarter corner of Section 31, Township 113 North, Range 15 West, being an angle point in said north line; thence North 89 degrees 52 minutes 39 seconds West, along said north line, a distance of 158.84 feet, to the centerline of 280th Street, as now located and established; thence South 11 degrees 34 minutes 31 seconds West, along said centerline, a distance of 35.82 feet; thence South 01 degrees 26 minutes 40 seconds West, along said centerline, a distance of 89.20 feet; thence southerly and southeasterly, along said centerline, a distance of 262.55 feet, being a tangential curve concave to the northeast, having a radius of 175.00 feet, with a central angle of 85 degrees 57 minutes 30 seconds; thence South 84 degrees 30 minutes 51 seconds East, along said centerline, tangent to the last described curve, a distance of 210.15 feet; thence North 88 degrees 12 minutes 02 seconds East, a distance of 113.67 feet; thence easterly and southeasterly, a distance of 125.23 feet, along said centerline, being a tangential curve concave to the south, having a radius of 225.00 feet, with a central angle of 31 degrees 53 minutes 25 seconds; thence South 59 degrees 54 minutes 33 seconds East, along said centerline, tangent to the last described curve, a distance of 38.92 feet; thence southeasterly, a distance of 62.57 feet, along said centerline, being a tangential curve concave to the northeast, having a radius of 200.00 feet, and a central angle of 18 degrees 00 minutes 34 seconds; thence South 77 degrees 55 minutes 08 seconds East, along said centerline, tangent to the last described curve, a distance of 218.53 feet; thence southeasterly, a distance of 211.40 feet, along said centerline, being a tangential curve concave to the southwest, having a radius of 400.00 feet, with a central angle of 30 degrees 16 minutes 52 seconds; thence South 47 degrees 38 minutes 16 seconds East, along said centerline, tangent to the last described curve, a distance of 116.52 feet; thence southeasterly, a distance of 86.14 feet, along said centerline, being a tangential curve concave to the northeast, having a radius of 350.00 feet, with a central angle of 14 degrees 06 minutes 02 seconds; thence South 61 degrees 44 minutes 18 seconds East, along said centerline, tangent to the last described curve, a distance of 66.42 feet; thence southeasterly, a distance of 124.80 feet, along said centerline, being a tangential curve concave to the southwest, having a radius of 400.00 feet, with a central angle of 17 degrees 52 minutes 34 seconds; thence South 43 degrees 51 minutes 43 seconds East, along said centerline, tangent to the last described curve, a distance of 193.17 feet; thence southeasterly, a distance of 178.57 feet, along said centerline, being a tangential curve concave to the northeast, having a radius of 900.00 feet, with a central angle of 11 degrees 22 minutes 06 seconds, to the east line of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 26 minutes 06 seconds West, along said east line, not tangent to the last described curve, a distance of 1026.29 feet to the point of beginning.

LEGEND

PARCEL A AREA

841158 Sq. Feet
19.31 Acres

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES GOODHUE COUNTY SECTION CORNER.
- (EAST) DENOTES BEARING/DISTANCE RECITED IN RECORD DEED.

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

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:2,990 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons


 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Goodhue County, Minnesota
Survey Area Data: Version 16, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 4, 2010—Nov 20, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

GOODHUE COUNTY ZONING ORDINANCE

Table of Uses

Use	A-1	A-2	A-3	R-1	CS
Residential					
Single-Family Dwelling	P	P	P	P	P
Two, Three, Or Four Family Dwellings	NP	NP	NP	P	NP
Accessory Dwelling Unit (ADU) (Art. 11 § 31)	P	P	P	P	P
Residential Accessory Buildings $\geq 7,200\text{ft}^2$ (Art. 11 § 6)	C/I	C/I	C/I	NP	C/I
Mobile Home Park (Art. 16)	NP	NP	NP	C/I	NP
Agricultural					
Feedlots (Art.13)					
New Feedlot (Art.13)	P	P	NP	NP	NP
New Feedlot outside of Farmyard (Art.13)	C/I	C/I	NP	NP	NP
Feedlot expansion up to ≤ 100 Animal Units (Art.13)	P	P	P	NP	NP
Feedlot expansion to ≥ 300 Animal Units (Art.13)	P	C/I	NP	NP	NP
Feedlot expansion to ≥ 500 Animal Units (Art.13)	C/I	C/I	NP	NP	NP
Animal waste storage structure $\geq 500,000$ gallons (lagoon system, earthen basin, or associated structure [pit]) (Art.13)	C/I	C/I	C/I	NP	NP
Agricultural Operations (including tree farms) (Art.11 § 24)	P	P	P	NP	P
Farm Market/On-farm market/Roadside Stand $< 2400\text{ft}^2$ (Art. 11 § 29)	P	P	P	NP	NP
Farm Market/On-farm market/Roadside Stand $> 2400\text{ft}^2$ (Art. 11 § 29)	C/I	C/I	C/I	NP	NP
Plant Nurseries & Sales	P	P	P	NP	NP
Farm Wineries $< 10,000\text{ft}^2$ (Art. 11 § 27)	P	P	P	NP	NP
Farm Wineries $> 10,000\text{ft}^2$ (Art. 11 § 27)	C/I	C/I	C/I	NP	NP
Temporary/Seasonal Off-Site Roadside Produce Stands	C/I	C/I	NP	NP	C/I
Education Farm Retreat (Art. 11 § 14)	C/I	C/I	C/I	NP	NP
Non-Agricultural Uses Associated W/Agritourism (Art. 11 § 30)	C/I	C/I	C/I	NP	NP
1 Animal Unit per acre on a minimum 1-acre parcel				I	
Agricultural Tourism Accessory Uses (Art. 11 § 28) (including, but not limited to, barn dances, corn mazes, gift shops, petting farms, sleigh/hay rides, vineyard harvest festivals)	P	P	P	NP	NP
Commercial					
Home Businesses - Tier 1 (Art.11 § 12)	P	P	P	P	P
Home Businesses - Tier 2 (Art.11 § 12)	P	P	P	I	I
Home Businesses - Tier 3 (Art.11 § 12)	I	I	I	NP	NP
Commercial Kennel/Raising of fur-bearing animals (Art.11 § 26)	C/I	C/I	C/I ^{bc}	NP	NP
Commercial/Industrial Uses primarily intended to serve Ag. Community	C/I	C/I	C/I ^{bc}	NP	NP
Boarding or Rooming Houses as an accessory use	C/I	C/I	C/I ^{bc}	C/I	NP
Bed and Breakfast Inn (Art.11 § 13)	C/I	C/I	C/I ^{bc}	C/I	NP
Contractors Yard (Art.11 § 33)	C/I	C/I	C/I	NP	NP
Veterinary Clinic	C/I	C/I	NP	NP	NP
Industrial					
Mining, Quarrying, Excavating/Filling (Art.14)	P	P	NP	NP	NP
Junk/Salvage Reclamation Yard (Art.11 § 10)	C/I	C/I	NP	NP	NP

a. Accessory buildings $> 500\text{ft}^2$ shall be $\geq 100\text{ft}$ from any lot line and $\geq 200\text{ft}$ from the nearest dwelling (Art.23 § 3 subd. 1)

b. Any mining, excavating, or filling of land for these uses shall be by conditional use (Art.23 § 3 subd. 10)

c. Accessory structures and uses customarily incidental to this use shall be by conditional use (Art.23 § 3 subd. 11)

KEY: P = PERMITTED NP = NOT PERMITTED C = CONDITIONAL USE PERMIT I = INTERIM USE PERMIT

GOODHUE COUNTY ZONING ORDINANCE

Table of Uses

Use	A-1	A-2	A-3	R-1	CS
Recreational					
Public Stable	C/I	C/I	C/I	NP	NP
Park/Recreational Area (operated by a governmental agency)	C/I	C/I	C/I ^{bc}	NP	NP
Park/Recreational Area	NP	NP	NP	C/I	C/I
Hunting Club/Shooting Preserve	C/I	C/I	NP	NP	NP
Campground &/or RV Site (<i>Art.16 § 7</i>)	C/I	C/I	C/I	NP	NP
Park Manager's Residence (1 per campground/RV park w/ ≥ 30 campsites)	NP	C/I	C/I	NP	NP
Commercial Outdoor Recreation Facilities (including, but not limited to, Golf Courses/Driving Ranges, Tennis Courts, Skiing, Swimming Pools, Park Facilities)	C/I	C/I	C/I ^{abc}	NP	NP
Commercial Outdoor Recreation Health Facilities	NP	C/I	NP	NP	NP
Commercial Outdoor Recreation Storage Structure (size & location to be approved by the Planning Advisory Commission)	NP	NP	C/I ^{bc}	NP	NP
Retreat Centers (<i>Art.11 § 25</i>)	NP	C/I	C/I	NP	NP
Institutional					
Community Building	C/I	C/I	C/I ^{bc}	C/I	C/I ^{bc}
Church	C/I	C/I	C/I ^{bc}	C/I	C/I ^{bc}
Cemetery	C/I	C/I	C/I ^{bc}	NP	NP
Memorial Garden	C/I	C/I	NP	NP	NP
Public School	C/I	C/I	C/I ^{bc}	C/I	NP
Private School	C/I	C/I	C/I ^{bc}	NP	NP
Nursery School	C/I	C/I	C/I ^{bc}	NP	NP
Funeral Home	NP	NP	C/I ^{bc}	NP	NP
Hospital, Sanitarium, Philanthropic/Eleemosynary Institutions (except correctional institutions, animal hospitals)	NP	NP	C/I ^{bc}	NP	NP
Miscellaneous					
WECS (Non-Commercial Micro) (<i>Art. 18</i>)	P	P	P	P	P
WECS (Non-Commercial) (<i>Art. 18</i>)	P	P	C/I	NP	NP
WECS (Commercial) (<i>Art. 18</i>)	C/I	C/I	NP	NP	NP
WECS (Meteorological Tower) (<i>Art. 18</i>)	P	P	C/I	NP	NP
SES (Utility Scale) (<i>Art. 19</i>)	C/I	C/I	C/I	NP	NP
SES (Commercial Scale) (<i>Art. 19</i>)	P	P	P	P	P
SES (Residential Scale) (<i>Art. 19</i>)	P	P	P	P	P
Aircraft Landing Fields & Facilities	C/I	C/I	NP	NP	NP
Sanitary Landfills/Sewage Disposal Works	C/I	NP	NP	NP	NP
Non-agricultural Lagoons (In accordance w/ MPCA regulations)	C/I	NP	NP	NP	NP
Migratory Labor Camp	C/I	C/I	NP	NP	NP
Commercial Radio Towers/TV Towers/Transmitters	C/I	C/I	C/I	NP	C/I

KEY: P = PERMITTED NP = NOT PERMITTED C = CONDITIONAL USE PERMIT I = INTERIM USE PERMIT