



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

The Goodhue County Planning Advisory Commission will be conducting a meeting on May 17, 2021 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/358593485> or calling 1 877 309 2073 beginning at 5:50 PM or any time during the meeting. Access Code: 358 593 485

Public Comments: Interested persons must submit comments by phone, in writing, or via email by noon on Monday, May 17, 2021. 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.

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. PAC Meeting Minutes: April 19, 2021

Documents:

[MINUTES_APRIL2021_PAC_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: CUP Request For Feedlot Expansion (Klingsporn)
Request, submitted by David Klingsporn (Owner/Operator), for expansion of an existing Feedlot up to 436 head (489.7 Animal Units) and construction of a liquid manure storage basin exceeding 500,000 gallons. Parcel 39.025.0600. 23025 510th Street, Pine Island, MN 55963. The SW ¼ of Section 25 TWP 109 Range 15 in Pine Island Township. A-2 Zoned District.

Documents:

[PACPACKET_KLINGSPORN_REDACTED.PDF](#)

2. PUBLIC HEARING: Request For Map Amendment (Rezone)
Request for map amendment by Goodhue County Public Works, to rezone 6 County owned parcels in Stanton Township from A-2 (General Agriculture District), CR (Commercial Recreational District) and R-1 (Suburban Residence District) to PT (Parks and Trails District). Parcels 41.014.0400, 41.014.0100, 41.014.0201, 41.013.3500, 41.018.0300 and 41.018.1400. 5001 HWY 19 BLVD, Cannon Falls, MN 55009 and TBD 4TH AVE Way, Randolph, MN 55065. Part of the S ½ of the NE ¼ and Part of the NE ¼ of the NE ¼ Section 14 TWP 112 Range 18 and Part of the SE ¼ of the NW ¼ of Section 13 TWP 112 Range 18 and Part of the NE ¼ of the NW ¼ and Part of Cascade Block 24 Section 18 TWP 112 Range 18 all in Stanton Township.

Documents:

PACPACKET_BYLLESBY.PDF

Other-Discussion

1. Retreat Centers

Documents:

RETREATCENTERSDISCUSSION.PDF

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 6:00 PM by Vice Chair Darwin Fox in the Basement IT Conference Room at the Government Center in Red Wing.

Roll Call

Commissioners Present virtually via GoToMeeting: Marc Huneke (arrived at 6:03 p.m.), Tom Gale, Richard Miller, Darwin Fox, Richard Nystuen, Chris Buck, Howard Stenerson, Todd Greseth and Carli Stark

Commissioners Absent: None

Staff Present: Land Use Director Lisa Hanni (Virtual), Zoning Administrator Samantha Pierret and Zoning Administrative Assistant Kathy Bauer

1. Approval of Agenda

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

Motion carried 8:0.

2. Approval of Minutes

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

Motion carried 9:0.

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. PUBLIC HEARING: CUP Amendment Request for Feedlot Expansion and Construction of an Animal Waste Processing Facility (Voth)

Request, submitted by Bradley Voth (Owner/Operator), for an estimated 219 Animal Unit expansion of an existing 770 Animal Unit dairy Feedlot and construction of an animal waste processing facility for manure separation. Parcel 33.023.0500. 22695 County 9 BLVD Goodhue, MN 55027. The S ½ of the SE ¼ of Section 23 TWP 111 Range 15 in Goodhue Township. A-1 Zoned District.

Pierret presented the staff report and attachments.

Voth Dairy spokesperson stated there may be some confusion on the original request for the Conditional Use Permit stating they had additional phases to be considered beyond Phases 1 and 2, showing potential future growth and expansion. Originally they thought a Variance would be needed for the odor annoyance free rating with their next lagoon phase, but they withdrew the Variance to conduct further research into the expansion.

The first phase of construction will include new buildings and technology on the site, helping to eliminate some of the odor, additional liquid storage may be needed for the best manure management plan to ensure nutrients are utilized properly, protecting water quality and minimizing costs for commercial fertilizers.

Vothers clarified the full intent of their CUP was for approval of all phases of their project to allow for planning of the proposed expansion to 3000 animal units in the upcoming years.

Commissioner Stenerson requested clarification of the 900+ animal unit approval presented, to

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now a potential of 3000 animal units.

Voths stated that in their original request, it showed growth to 3000 animal units in addition to Phases 1 and 2. Plans that are before the Commission are for Phases 1 and 2. Voths noted additional phases would be over the next several years.

Commissioner Stenerson questioned whether Voths are looking for approval of all future phases at this meeting or only Phases 1 and 2.

Voths indicated they were looking for approval of all future phases at this meeting.

Hanni asked for clarification from Goodhue County Feedlot Officer Kelsey Petit on the Voth's first phase of expansion, noting it is noncompliant with the current CUP in the zoning office. An expansion to 3000 animal units would put them into permitting with the MPCA.

Petit agreed noting the Voth's were in contact with the MPCA about future expansion.

Hanni stated she appreciates the plan as a whole being reviewed at this time, but noted that Conditional Use Permits are only valid for one year.

Voths stated that this is a 15 year plan.

Commissioner Greseth questioned when the plan changed from 959 to 3000 animal units.

Voths stated that there was confusion pertaining to the phases of the expansion and what approval they were looking for at this time. Noted the original application included the 3000 animal units, and it's different phases.

Pierret stated she did receive the application proposing expansion to 3000 animal units, but in consultations with the Feedlot Officer Kelsey Petit it was determined that in order for Goodhue County Land Use Management and the PAC to approve the 3000 animal units, the MPCA permitting needed to be started prior to application. The barns would need to be engineered, manure storage would need to be addressed, and if improvements to the lagoon were proposed a Variance may be required. Pierret stated that the intent was to approve the first two phases, and anything not implemented one year from approval is considered null and void, and would need to be revisited by the Planning Commission and County Board.

Voths stated they are already working with engineering, soil borings, etc.

Chair Huneke commented the intent of this meeting is to approve Phases 1 and 2 and to get the Voth Dairy permitted and current, and move ahead in working with appropriate agencies to get to final phases of expansion.

Kate Eiyneck (MSA Professional Services, on behalf of Voth Dairy) questioned when application for future phases should take place.

Hanni answered that the Voth Dairy will have to work with the MPCA if they have plans to increase to 3000 animal units.

Eiyneck questioned when they would be able to have additional storage on site. She also questioned what "reasonably established" means in the Zoning Ordinance in regards to the use of the permit within the first year. She stated that soil borings have already begun, with engineering, design, stormwater and technical analysis following shortly after.

Hanni stated the County cannot permit a use for 15 years with a possible increase to 3000 animal units without proper engineering and permits from the State. She also suggested getting the Voths compliant with the expansions done without proper permitting first (Phases 1 and 2),

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then working with MPCA for any further phases or increases in animal units.

Voth Dairy stated their intent to start Phase 1 and 2 is immediate, wanting to keep things moving along especially with Covid-19, construction crew limitations, pricing and scheduling.

Commissioner Greseth asked staff if they see any issues with increasing to 3000 animal units at this location.

Pierret answered that with the increase to 3000 animals units, there are homes within a close proximity of the property and the Feedlot Officer would need to run calculations on the proposed odor offsets which could lead to Variance requests for the new facilities. She added that all Variances must be implemented within one year of approval.

Einyck stated that all of the phases do meet odor offset calculations. She also stating that the Voths were very clear on their application requesting approval for more than just Phases 1 and 2, wanting it as a “whole”.

Hanni suggested approval of Phases 1 and 2 as they currently have more animals than they are permitted for. She also reiterated the County’s policies on permitting uses so far into the future. She appreciated the Voths having a future plan in place, but first they need to be permitted for the animal units they already have on site.

Eiyck stated “reciprical permitting” for dwellings in this area is not an issue as the section is full and no other dwelling sites can be established. She added that the closest property owners in this area have manure spreading agreements with the Voth Farm. She concluded stating that the manure storage is not 15 years out, the design is happening now, and the building of it is estimated to begin in 2023.

Chair Huneke stated that the Voths need to be “square” with the permitting for the animals they currently have, and all future phases will have to be reviewed at a later date as the proper paperwork is not before the committee.

Einyck commented the reason the paperwork for all phases is not before the Planning Commission is not because of the Applicant’s did not provide it, noting it was included in original application and Land Use Management staff removed those pages from the packet.

Commsioner Nystuen questioned why Einyck is not satisfied with the scenario that LUM has put together since they have also had the packet for over a week.

Voths stated their desire to know for future planning purposes that they are permitted to expand the lagoon, and how many animal units they may expand to.

Commissioner Stark questioned whether the manure recycling structure is dependent on the 3000 animal units.

Voths stated that they are working on engineering now to include future expansions to eliminate the costs of future engineering.

Chair Huneke Opened the Public Hearing

No one spoke for or against the request

3After Chair Huneke called three times for comments it was moved by Commissioner Gale and seconded by Commissioner Miller to close the Public Hearing.

Motion carried 9:0

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Commissioner Gale noted the two options before the Board; to move forward with Phases 1 and 2 or to table the item and bring everything forward at a later date.

Voths stated they would like to move ahead with Phases 1 and 2 at this time.

4It was moved by Commissioner Buck and seconded by Commissioner Miller 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 the County Board of Commissioners **APPROVE** the request for CUP amendment, submitted by Bradley Voth (Owner/Operator), to expand an existing dairy Feedlot to an aggregate 989 Animal Units and allow the construction of a manure processing facility.

Subject to the following conditions:

1. The Feedlot shall be constructed according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 21 (Agriculture Protection District) and Article 13 (Confined Feedlot Regulations);
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

Commissioner Stenerson stated the duty of the Planning Commission is to assist in planning for long term as well as short term. He noted he approves of Phases 1 and 2 and tabling future phases at this time. Questioned whether the Voths were given a letter of rejection on future phases because the items were not included in this meetings agenda, but were on the initial application.

Hanni commented that the MPCA needs to review the project over 1000 animal units. She suggested approval of Phases 1 and 2 and getting the Voth Dairy “current” in permitting, and working with the MPCA before they come back for additional public hearings.

Commissioner Miller suggested not acting on or tabling any future phases at this time until the PAC has reviewed the whole scope of the project; therefore only approving Phase 1 and 2 at this meeting.

Chair Huneke added the reasoning behind not including all future phases on this agenda was because it needed to go through the MPCA first; therefore the Commission needs to base its approval on the information that is before them now.

Commissioner Stenerson commented on the 60 day rule and legal ramifications of not including future phases in the packet. Questioned whether a letter was sent to the Applicant regarding removal of future phases from the agenda.

Chair Huneke stated the Planning Commission can not table items that are not before the Board therefore they cannot act on Phases 3, 4 etc.

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Commissioner Greseth questioned whether there was correspondence with the Voths in regards to not presenting part of their application.

Pierret stated that there was email correspondence phone conversations with the Voths and their representatives. She noted the lack of engineering information and MPCA consideration as the reason Staff did not include items beyond Phases 1 and 2.

Voths confirmed this was discussed with Pierret after the public notice agenda was sent out.

Commissioner Greseth suggested moving forward with the project as presented.

Commissioner Fox suggested getting Voth Dairy compliant and he understands moving forward to future phases requires MPCA approval.

Motion carried 9:0

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

Request, submitted by Scott Tempel (Novel Energy, Applicant) and Frederick Stumpf (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 15.9 acres.

Pierret presented the staff report and attachments.

Scott Tempel spoke of Novel Energy's business model. Stated the Stumpf project's power lines are on the edge of the Xcel Energy service area. The concept plan shows the lines will come from the west: County Road 58, and go along right of way on County Road 5, and up Stumpf Lane.

Commissioner Stenerson questioned why 15.9 acres is the proposed lease area for the project, suggesting it is a lot of land being used for 1-Megawatt.

Tempel remarked the usual lease areas are 10 acres and more acreage may be needed because the property is sloped.

Commissioner Greseth also noted that on the application, 10 acres was requested.

Chair Huneke opened the Public Hearing.

No one spoke for or against the request.

After Chair Huneke asked three times for comments it was moved by Commissioner Stenerson and seconded by Commissioner Greseth to close the public hearing.

Motion carried 9:0

Commissioner Miller commented that as a Township, they would appreciate notification when there is change of ownership that occurs with these projects for their records.

Commissioner Stenerson noted that the Township has reviewed and approved this project.

It was moved by Commissioner Stenerson, second by Commissioner Fox for the Planning Advisory Commission to:

- adopt the staff report into the record;

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- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

recommend the County Board of Commissioners **APPROVE** the request for a CUP, submitted by Scott Tempel (Novel Energy, Applicant) and Frederick Stumpf (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 15.9 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 Novel Energy Solutions 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 Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 22 (Agriculture District). The Applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
10. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 9:0

PUBLIC HEARING: Request for Text Amendment to Article 20 Section 7 (Table of Uses) and Article 21 (Agriculture Protection District)

Request, submitted by Trisha Studer (Applicant), to consider proposed text amendment to the Goodhue County Zoning Ordinance to allow "Retreat Centers" as a Conditional/Interim Use in the A1 (Agriculture Protection) District.

Pierret presented the staff report and attachments.

Chair Huneke opened the Public Hearing.

No one spoke for or against the request.

After Chair Huneke asked three times for comments it was moved by Commissioner Stenerson and seconded by Commissioner Gale to close the public hearing.

Motion carried 9:0

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Commissioner Gale questioned whether the use would be compatible with agricultural uses in the A1 District.

Pierret stated that if there was a feedlot nearby or if there was a manure spreading agreement in effect staff would do necessary odor offsets and reviews at the time of consideration. Each request for a Retreat Center would come before the Planning Commission and would be considered on a case-by-case basis.

Commissioner Stenerson stated his concern with keeping the A-1 Zone agricultural. He suggested Retreat Center operators look for properties in the A2 or A3 Districts where the use is permitted or work on re-zoning their properties.

Pierret noted that Bed and Breakfasts and wedding barns are already conditional uses in the A-1 District. A Retreat Center would be similar to those uses.

Commissioner Stark stated that the intent is not to build a Retreat Center on land that is suitable for farming, and that the application reflects that.

Commissioner Greseth stated his concern using A-1 District for uses other than farmland.

Hanni stated that in the past, applicants for facilities in an A-1 District have had conditions added to their approvals to advertise the surrounding conditions of their Retreat Center as being an actively farmed area.

Commissioner Miller questioned whether a Retreat Center can also be considered a dwelling.

Pierret noted that Retreat Center standards state that retreat units should not be converted into permanent dwelling units.

⁸It was moved by Commissioner Stenerson, second by Commissioner Miller for the Planning Advisory Commission to:

- **DENY** the Applicant's text amendment request for Retreat Centers to be included in the A1, Agriculture Protection District, as a Conditional/Interim Use.

Motion 8:1 (Stark dissenting)

Hanni added we do allow farm retreats in the A-1 District and stated staff would look into the difference between these and Retreat Centers and why one is permitted and the other is not permitted.

5. Other Discussion

There was no additional discussion.

⁹ADJOURN: Motion by Commissioner Stenerson and seconded by Commissioner Greseth to adjourn the Planning Commission Meeting at 7:44 PM.

Motion carried 9:0

Respectfully Submitted,

Kathy Bauer, Zoning Administrative Assistant

¹ APPROVE the PAC meeting agenda.
Motion carried 8:0.

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² APPROVE the previous month's meeting minutes.

Motion carried 9:0.

3 Motion to close the Public Hearing

Motion carried 9:0

4 Motion to Approve the request for the CUP Amendments

Motion carried 9:0

5 Motion to close the Public Hearing

Motion carried 9:0

6 Motion to Approve the 1MW Solar facility request

Motion carried 9:0

7 Motion to close the Public Hearing

Motion carried 9:0

8 Motion to DENY the Text Amendment request

Motion carried 8:1

9 ADJOURN. Motion to Adjourn the meeting.

Motion carried 9:0

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
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County Surveyor / Recorder

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

To: Planning Commission
From: Land Use Management
Meeting Date: May 17, 2021
Report date: May 5, 2021

PUBLIC HEARING: CUP Request for Feedlot Expansion (Klingsporn)

Request, submitted by David Klingsporn (Owner/Operator), for expansion of an existing Feedlot up to 436 head (489.7 Animal Units) and construction of a liquid manure storage basin exceeding 500,000 gallons.

Application Information:

Applicant: David Klingsporn (owner/operator)
Address of zoning request: 23025 510th ST Pine Island, MN 55963
Parcel(s): 39.025.0600
Abbreviated Legal: The SW ¼ of Section 25 TWP 109 Range 15 in Pine Island Township
Township Information: Pine Island Township approved a CUP/Variance January 2021 for the new barn and manure storage basin. Pine Island Township signed the County CUP application without comments.
Zoning District: A2 (General Agriculture District)

Attachments and links:

Application and submitted project summary (excerpt of submitted materials; full submittal available from LUM Department upon request)
Site Map(s)
Feedlot Officer Odor OFFSET calculations (Kelsey Petit)
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The Applicant is requesting Conditional Use Permit (CUP) approval to expand an existing Feedlot operation from 271.2 animal units to 489.7 animal units. The proposal includes construction of a new robot barn with an associated 4.4 million gallon manure storage basin (lagoon). The proposed barn and lagoon would be located on land currently used for row-crop agriculture on the Klingsporn farm. Once completed, the barn would provide space for up to 280-head of dairy cows. The planned expansion will allow the family farming operation to increase labor and operational efficiencies as well as improve on-site manure management.

The property is currently a registered Feedlot in good standing. The Goodhue County Zoning Ordinance (GCZO) requires CUP approval for all Feedlots exceeding 300 Animal Units in the A2 District and any animal waste storage pits exceeding 500,000 gallons. The property does not currently operate under a Conditional Use Permit as there are less than 300 animal units on-site and the Applicant's utilize a solid manure pack system and daily scraping/hauling for managing wastes.

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

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other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property Information:

- The farm is located on a 153.76-acre parcel (approximate). There is a residence located on the parcel.
- The property is zoned A2. Surrounding properties to the north and east are also zoned A2. Surrounding properties to the west and south are zoned A1 (Agricultural Protection District). Surrounding land uses are primarily agricultural (feedlots and row-crop agriculture). There is low residential density in the immediate vicinity with 3 homes within a half-mile of the site.
- The barn would be accessed via an existing field access from 510th Street (aggregate road) at the southern portion of the parcel. Emergency vehicle access appears adequate to service the property.
- New parking and loading space would be created south of the new barn to accommodate semis and trucks.

Feedlot Facilities:

- The Applicant is proposing to construct a 70-foot x 310-foot robot dairy milking barn and a proposed 230-foot x 240-foot and 16-foot deep concrete manure storage lagoon.
- The barn has been designed by Kreofsky Building Systems and manure storage lagoon has been designed by Williams Engineering Services (Ronnie Williams), a Minnesota licensed engineering firm.
- There is an existing barn and open-air feeding pen on-site. There is also an area dedicated to calf hutches and goats. Additional facilities include feed and grain storage silos, bags, and bins, and multiple machinery storage/repair buildings.

Animal Units/Setbacks:

- The Applicant is proposing to register an additional 280 head of dairy cows resulting in a total of 489.7 Animal Units as shown below.

Animal Type	A.U. Factor	# of Animals	Animal Units
<u>Dairy Cattle</u>			
Mature Cow over 1,000 pounds	1.4	315	441
Heifers	0.7	50	35
Calf	0.2	61	12.2
<u>Goats</u>			
Goats	0.15	10	1.5

Total Animal Units 489.7

- Expansions on existing Feedlots are required to be setback at least 91% Odor Annoyance-Free Rating distance (as determined by the Odor OFFSET Evaluation Model) from existing dwellings. An 824-foot setback is required for the facility to meet a 91% Odor Annoyance-Free Rating.
- The nearest dwelling (owned by Jason Page) is located 1,450 feet southwest of the proposed Feedlot expansion. At that distance, a 95% Odor Annoyance-Free Rating is achieved.

The Feedlot is over 2 miles the nearest city (Pine Island).

- There are currently 5 dwellings located in section 25. As an A2 zoned section, a maximum of 12 dwellings are allowed in the section with one dwelling permitted per original ¼ ¼ section. Future dwelling development in Section 25 would need to meet new dwelling OFFSET distances of 94% or 1,000 feet. Several of the open ¼ ¼ sections are “landlocked” without access to a public road. The sections south, west and southwest of the project are considered “full” A1 Zoned

Sections (4 or more dwellings per section)

- The proposed Feedlot is sited to comply with all other setback standards of the GCZO including property lines, wells, septic systems, Shoreland, Floodplains, sinkholes, and Blufflands. The site is not located within an abandoned quarry.

Drainage/Landscaping:

- The site has minor topographic relief with slopes ranging from 3-5% in the project area. The facility would be sited on a higher portion of the site away from existing barns and the existing dwelling. Drainage for the property generally flows north/northeast before finally out-letting into Pine Island Creek approximately 0.5 mile north of the farm.
- An NPDES permit is not required for this project as it will create less than one acre of impervious area. A Stormwater Pollution Prevention Plan (SWPPP) will be submitted prior to construction of the facilities.

Goodhue County Soil and Water Conservation District Manager Beau Kennedy reviewed the proposal and provided the following comments:

Great to hear the Klingsporns are moving forward with this manure storage facility. Overall a positive and efficient approach to maximize the benefits that manure can provide on agricultural land (focusing on the proper timing of application) The construction site should follow sediment and erosion control BMPs. At a minimum a silt fence should be installed prior to moving any material onsite. The County Feedlot Office should review this at the preconstruction meeting with the contractor/landowner/engineer.

Nutrient/Waste Management:

- Animal waste from the new barn will be collected in the new animal waste storage lagoon until it can later be field-applied as fertilizer. The proposed lagoon would hold up to 4,443,803 gallons and provide 365 days worth of on-site storage capacity allowing the operation greater flexibility in determining when to land apply manure.

Manure Storage Area	Status	Type	Length	Width	Depth	Capacity (Gallons)
<i>New robot barn lagoon</i>	Proposed	Lagoon	230'	240'	16'	4,443,803

- A preliminary Nutrient Management Plan has been submitted for review to the Goodhue County Feedlot Officer. The Applicants plan to field apply manure via “liquid tanker”. Existing “manure pack” and “daily scrape and haul” wastes are field applied using a solids spreader. A final review and approval of the Applicants’ Nutrient Management Plan will be required before completion of the Feedlot Registration process.
- An Animal Mortality Plan is currently in place at the facility. The Applicants utilize redering as the primary method of disposal of deceased animals.
- The barn will be “total confinement” to reduce off-site odor impacts.
- A new well is proposed to be constructed for the new barn. Wells are subject to permit approval and inspection from the Goodhue County Environmental Health Department.

County Feedlot Officer Comments:

- Goodhue County Feedlot Office Kelsey Petit offered the following comments:

“Right now Klingsporns are hauling manure each day. With the proposed 240’ x 230’ x 16’ manure storage Klingsporns can maximize the value of the manure and land apply the manure in a timely manner. With the manure management planner Klingsporns displayed, if practiced correctly Klingsporns will take all protective measures to meet state and county requirements to provide sufficient protection of water resources. The manure management planner if used appropriately meets all of the nutrient necessities to ensure they utilize the nutrients properly and meet the requirements for Goodhue County. In addition, Klingsporn’s have land application agreements with people in the area.”

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 Feedlot expansion and liquid manure storage basin 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 is located in an A2 (General Agriculture) zone which is intended to allow for agricultural operations. Large separation distances and low residential density in the vicinity buffer the Feedlot from existing non-compatible uses in the surrounding area. The use appears harmonious with the established uses in the vicinity which include primarily cropland and animal agriculture operations.
2. The Feedlot expansion and liquid manure storage basin is not anticipated to impede the normal and orderly development or improvement of surrounding vacant property for uses predominant to the area. All dwellings not owned by the Applicant exceed the minimum setback standards required by ordinance. The expansion achieves a 95% Odor Annoyance Free Rating due to its configuration and distance from existing non-farm uses where 91% is the minimum allowed by ordinance. The proposal meets or exceeds all the other development standards of the Goodhue County Zoning Ordinance and appears compatible with adjacent land uses.
3. A review of the Applicant's submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be constructed to accommodate the proposed use.
4. The Applicant intends 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 submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. The new barn is "total confinement" and the liquid manure can be spread once per year to reduce the number of days with odor impacts to surrounding properties.

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

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend the County Board of Commissioners **APPROVE** the CUP request, submitted by David Klingsporn (owner/operator) to establish a 489.7 Animal Unit Feedlot with a liquid manure storage basin of up to 4,443,803 gallons.

Subject to the following conditions:

1. The Feedlot expansion shall be constructed according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the new barn;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 22 (General Agriculture District) and Article 13 (Confined Feedlot Regulations);
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

CUP

RECEIVED

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

39025.0400

Parcel # ~~39025.0400~~

APR 22 2021

Permit# 21-0015

PROPERTY OWNER INFORMATION

Land Use Management

Last Name Kingsporn First David Email: [REDACTED]

Street Address 51350 230th Ave Phone [REDACTED]

City Pine Island State MN Zip 55963 Attach Legal Description as Exhibit "A"

Authorized Agent Phone

Mailing Address of Landowner: 51350 230th Ave Pine Island, MN 55963

Mailing Address of Agent:

PROJECT INFORMATION

Site Address (if different than above): 23025 510th St. Pine Island, MN 55963

Lot Size Structure Dimensions (if applicable) 310' x 70'

What is the conditional/interim use permit request for? Construction of Bar and Manure Storage

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: David Kingsporn Date 1-26-21

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 Glen Betcher Title CHAIRMAN Date 1-26-21

Comments: David G. Arndt Twp fee \$150.00 Receipt # 766065

COUNTY SECTION

COUNTY FEE \$350 RECEIPT # 17879 DATE PAID 4/22/21

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).

To house and milk 280 dairy cows milking / ~~35 milking cows day~~

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

To house heifers and dry cows. To house milk cows

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.

We'll be working in the barn a few hours in the morning and a few hours in the evening, 7 days/week. Robots will milk cows 24 hours/day

5. Planned maximum capacity/occupancy.

280 cows milking / ~~35 cows day~~

6. Traffic generation and congestion, loading and unloading areas, and site access.- New driveway by barn.

Tractor and mixer twice/day on North side of barn. Milk truck every other day.

on South side of barn. Sand truck 2 times/week on East end of barn.

Feed truck every 2 weeks on South side of barn.

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

Gravel parking lot for semis and trucks to be able to turn around on South side of barn.

8. Proposed solid waste disposal provisions.

4.4 million gallon concrete lagoon North of the barn.

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

None

New well

New electric service

10. Existing and proposed exterior lighting.

one yard light 3 yard lights

11. Existing and proposed exterior signage.

Safety Sign by lagoon

12. Existing and proposed exterior storage.

3 feed bins on South side of barn.

13. Proposed safety and security measures.

Fencing around lagoon and safety signs. Latches on all doors.

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

Easy access from the road.

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

Will be minimal during normal hours. Possible noise and odor once/year when lagoon is emptied.

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

Dirt from lagoon will be used to finish the North side of it and any left over will be used on barn pad.

17. Existing and proposed surface-water drainage provisions.

Engineer has plans for grading for proper slope and draining.

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.

The barn and lagoon are placed so that they meet or exceed all set backs. This facility will allow us to improve our environmental impact. Including the ability to utilize the nutrients from the manure better. It will also improve our efficiency so that we can continue dairy farming and provide an opportunity for the future generations to be able to as well.

KEVIN RADTKE

DAVID D
KLINGSPORN

230x240=16
4.4 million
gallons

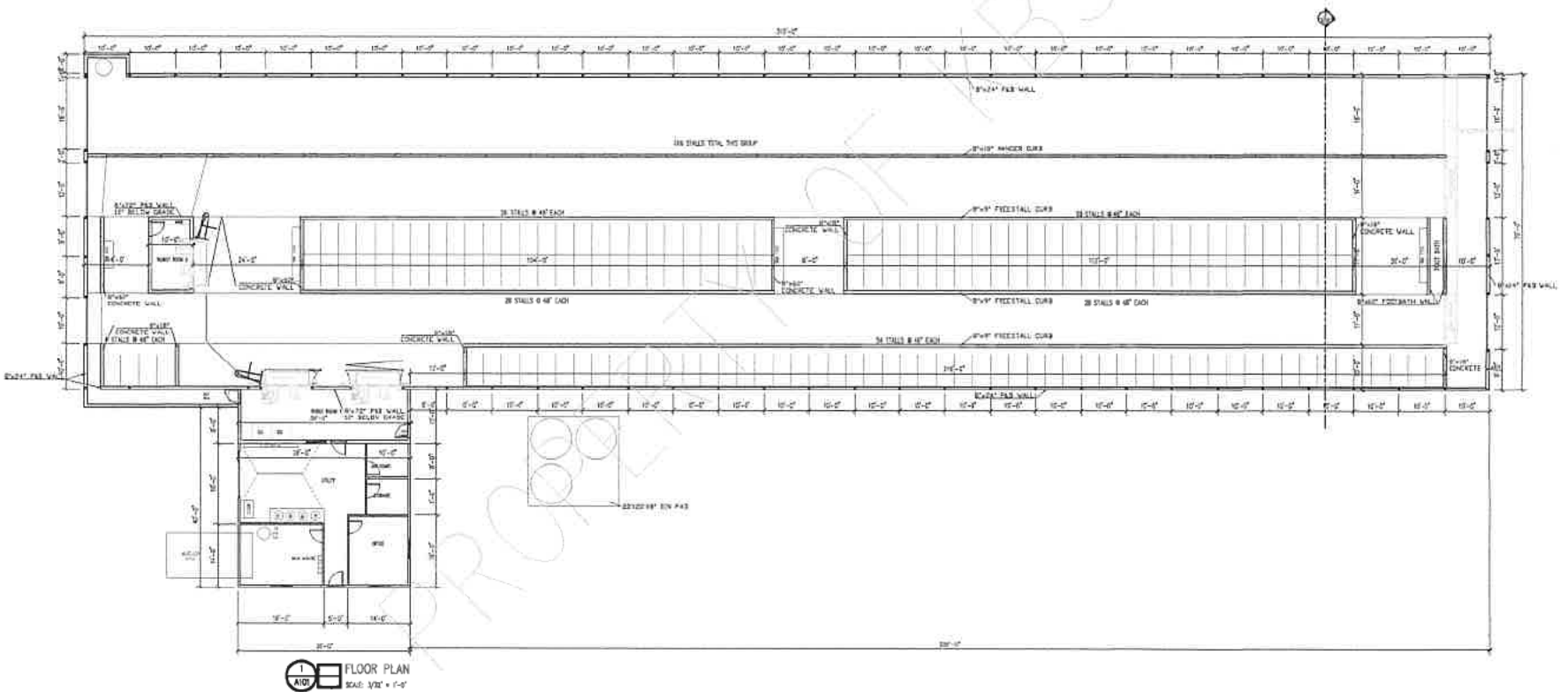
70x310
Robot Barn

DAVID D
KLINGSPORN

DAVID D
KLINGSPORN

JASON M PAGE

LOVA FAMILY
FARM LLP



1 FLOOR PLAN
 A101 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION



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REVISIONS	
△ Date	△ Date
△ By	△ By
△ Desc	△ Desc
△ Date	△ Date

Drawn By: HK
 Date: 5/11/2009
 File Number:
 Plot Scale: 1/8"=1'-0"
 Status:
 Defined By:
 Date:

Klingsporn
 Robot Barn
 Pine Island, Minnesota

ISSUE DATE
 PROJECT NUMBER

A101
 01

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
May 17, 2021

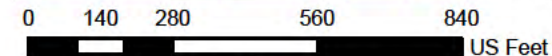
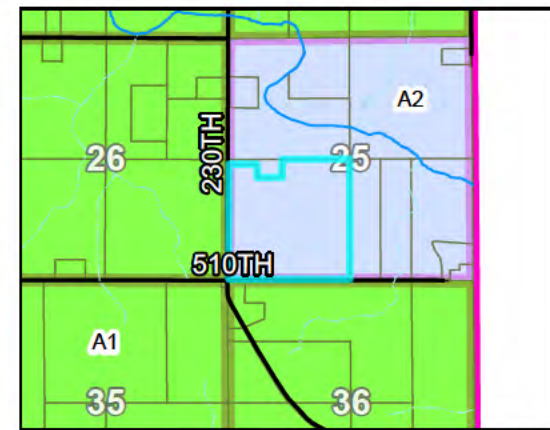
David Klingsporn (Owner/Operator)
A2 Zoned District

SW 1/4 of Section 25 TWP 109
Range 15 in Pine Island Township

Request for expansion of an existing
Feedlot up to 436 head (498.2 AUs) and
construction of a liquid manure storage
basin exceeding 500,000 gallons

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	

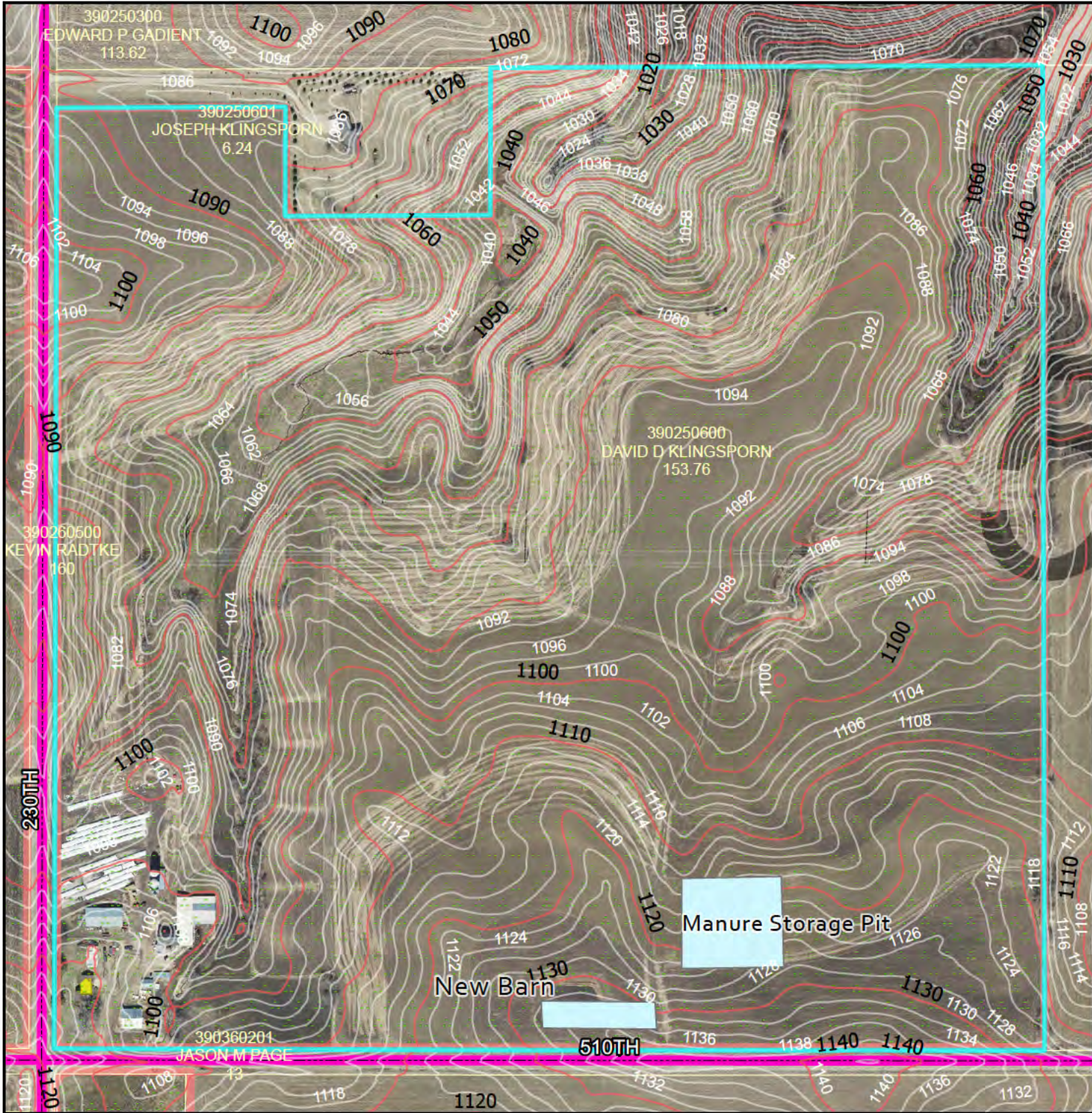


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2020 Aerial Imagery
Map Created April, 2021 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
May 17, 2021

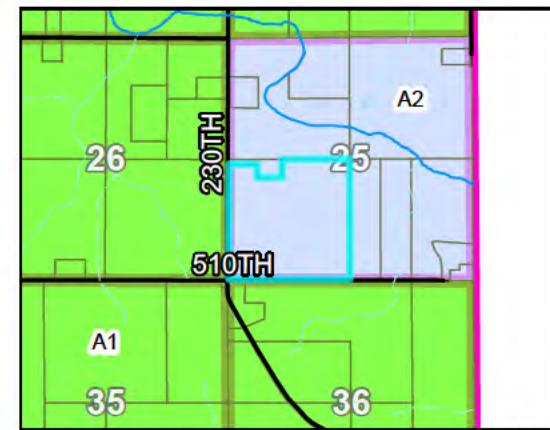
David Klingsporn (Owner/Operator)
A2 Zoned District

SW 1/4 of Section 25 TWP 109
Range 15 in Pine Island Township

Request for expansion of an existing
Feedlot up to 436 head (498.2 AUs) and
construction of a liquid manure storage
basin exceeding 500,000 gallons

Legend

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



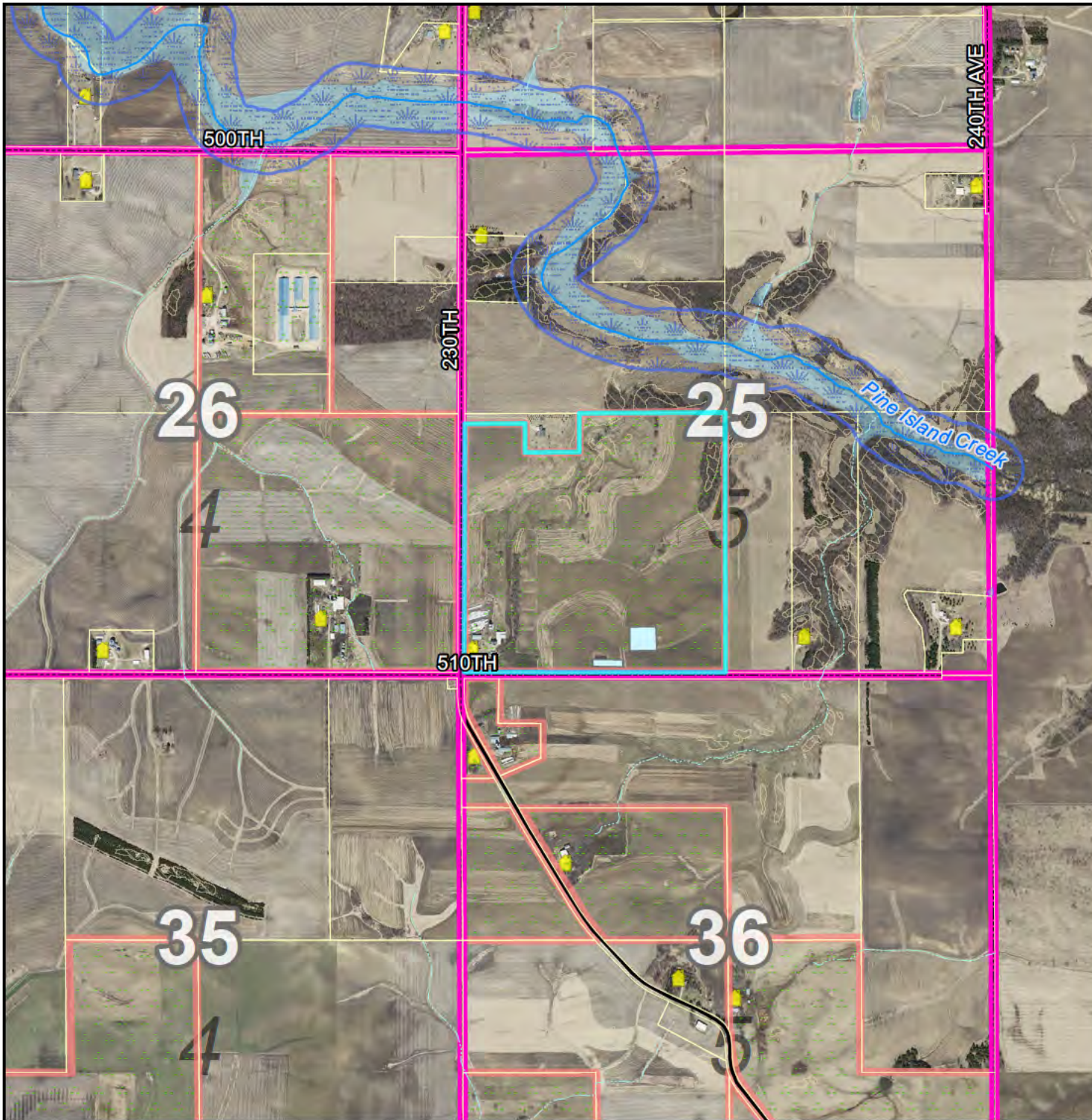
0 140 280 560 840 US Feet

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MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
May 17, 2021

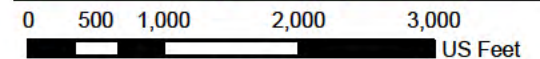
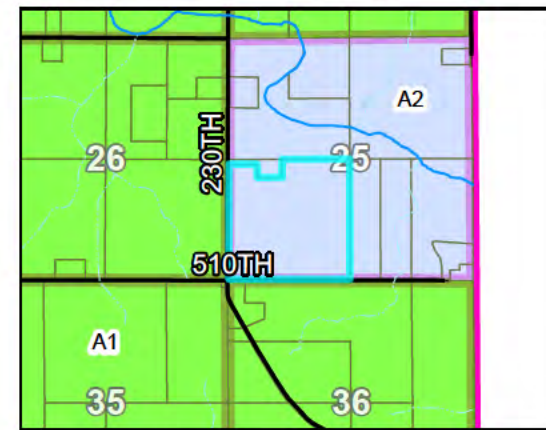
David Klingsporn (Owner/Operator)
A2 Zoned District

SW 1/4 of Section 25 TWP 109
Range 15 in Pine Island Township

Request for expansion of an existing
Feedlot up to 436 head (498.2 AUs) and
construction of a liquid manure storage
basin exceeding 500,000 gallons

Legend

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



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or misuse. Goodhue County Copyright 2021.

2020 Aerial Imagery
Map Created April, 2021 by LUM



PAID

Goodhue County Feedlot Registration Form

RECEIVED

JUN 27 2017

JUN 27 2017

All blanks in bold print are required information. Your form will not be complete without this information. Please sign the form. If there are no changes from the original registration please re-copy the information from the original to provide a new registration for the next four years.

I. Name of Applicant David Klingstrom Title: Owner Operator (Circle one or both)
Phone: 507-568-495 Address: 51350-230th Ave City: Pine Island Zip: 55962
Email:
Name of Owner (if different from above)
Name and Address of others that should be listed with this feedlot (specify Owner or Operator)

Farm Name: Klingstrom Farms Active (10 or more animal units in the last five years)
Location of Feedlot facility: Inactive (less than 10 animal units throughout the last five years)
Township: Pine Island Section: 25 Qtr Section: SW Qtr of Qtr Section: SW
Township T 109 N Range R 15 W
Feedlot Permit #: Existing NPDES permit or Registration number: 049-73442
Parcel I.D. # 39-025-0600 (Same as your county tax ID number)
Unique Well Number: Are there any other wells on the property used or unused: (Y or N)
Shortest Distance from any Well to Feedlot or Manure Storage is: 600 feet.

II. Listed below are common components of livestock operations, please check all that apply:

- 1. Feedlot is total confinement.
2. Feedlot has open lots (dirt, concrete, other) that are designed as animal holding areas.
3. Feedlot has buildings that are designed for animal confinement or as animal holding areas.
4. Animals are on pasture for at least part of the year.
5. Feedlot has a liquid manure storage basin or pit.
6. Part or all of the manure storage basin or pit is underground.
7. Feedlot has a manure (solids) stockpile.
8. Feedlot is within 1000 feet of the following surface waters: Waterway Distance 100ft
9. Sinkholes are located on or near your property. (Location: Qtr/Qtr)
10. Is the facility located within a drinking water supply management area (DWSMA)?

If you checked yes, list the name of the DWSMA:

III. Animal Units 271.2 (Transferred from worksheet on back of this form) Worksheet must be completed.

By completing, signing, and submitting this form to the entity listed below you have completed the Minnesota feedlot registration requirements.

To the best of my knowledge, the information submitted on this Registration form is complete and accurate.

David Klingstrom Signature

6-27-17 Date

FOR OFFICE USE ONLY
RECEIVED ON #651
COPY SENT TO APPLICANT

Return to: Goodhue SWCD, 104 E. 3rd Ave., P O Box 335, Goodhue, MN 55027
 Phone: (651) 923-5286 ext.4

Example:

For each animal type, Enter the maximum number of animals that you have maintained (standing herd or flock size) at the facility at any given time in the **past five years**. Fill that number in column #3. Multiply Animal Unit Factor (column #2) by # of Animals (column #3) to get Animal Units (column #4)

1. Animal Type	2. Animal Unit Factor	3. # of Animals	4. Animal Units
Heifer	0.7	70	49

1. Animal Type	2. Animal Unit Factor	3. # of Animals	4. Animal Units
Dairy Cattle			
Mature Cow over 1,000 Pounds	1.4	160	224
Mature Cow under 1,000 Pounds	1.0		
Heifer	0.7	50	35
Calf	0.2	61	12.2
Beef Cattle			
Slaughter Steer or stock cow	1.0		
Feeder Cattle (stocker or backgrounding) or heifer	0.7		
Cow and calf pair	1.2		
Calf	0.2		
Swine			
Over 300 pounds	0.4		
Between 55 and 300 pounds	0.3		
Under 55 pounds (and separate from sow)	0.05		
Horses			
Horse	1.0		
Sheep			
Sheep or lamb	0.1		
Chickens			
Laying hen or broiler, if the facility has a liquid manure system	0.033		
Chicken over 5 pounds, if using a dry manure system	0.005		
Chicken under 5 pounds, if using a dry manure system	0.003		
Turkeys			
Over five pounds	0.018		
Under five pounds	0.005		
Ducks			
Duck	0.01		
Animals not listed above			
List:	Average weight of the animal in pounds divided by 1,000 pounds		
TOTAL ANIMAL UNITS			271.2

Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
University of Minnesota
1/21/2017

Farm Name
 Address or County
 Evaluator
 Date

Clear All

OFFSET
Annoyance-free
95%

Source Edge to Nearest Neighbor (ft)
 Source Edge to Property Line (ft)

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Dairy - free stall	310	70	1	21700	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
Earthen manure storage	Rectangle	230	240	55200	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
Add Source Type	
Name of Source	<input type="text"/>
Odor Flux (ou/s/m2)	<input type="text"/>
H2S Flux (ug/s/m2)	<input type="text"/>
NH3 Flux (ug/s/m2)	<input type="text"/>
Documentation	<input type="text"/>
Add a Control Technology	
Name of technology	<input type="text"/>
Odor reduction (%)	<input type="text"/>
H2S reduction (%)	<input type="text"/>
NH3 Reduction (%)	<input type="text"/>
Documentation	<input type="text"/>

Area Sources	
Add a Source Type	
Name of Source	<input type="text"/>
Odor Flux (ou/s/m2)	<input type="text"/>
H2S Flux (ug/s/m2)	<input type="text"/>
NH3 Flux (ug/s/m2)	<input type="text"/>
Documentation	<input type="text"/>
Add Control Technology	
Name of technology	<input type="text"/>
Odor reduction (%)	<input type="text"/>
H2S reduction (%)	<input type="text"/>
NH3 Reduction (%)	<input type="text"/>
Documentation	<input type="text"/>

OFFSET Summary and Results



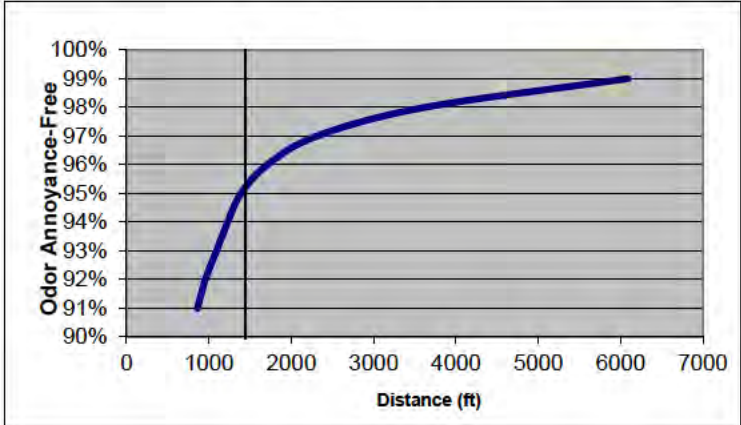
Farm Name	David Klingsporn
County	Goodhue County
Evaluator	K. Petit Goodhue CFO
Date	4/22/2021

Source Characteristics Summary	Flux Rates (with control technology)				Source Emission Rates*						
	Similar Sources	Emit Area sq ft	Control Technology Type	Percent Treated	Odor ou/s/m2	OFFSET OER	H2S ug/s/m2	Ammonia ug/s/m2	Odor ou/s	H2S ug/s	Ammonia ug/s
Buildings											
Dairy - free stall	1	21700	None	0%	1.8	6.0	0.7	31.0	3711	1412	62528
Area Sources											
Earthen manure storage		55200	None		14.0	13	25.3	107.0	71832	129811	549004

*includes control technologies

Site Emissions	
Total Site Area (ft2)	76,900
Total Odor Emission Factor (TOEF)	85
Total Site H2S Emissions (mg/s)	131
Total Site H2S Emission AVERAGE (lbs/day)	25
Total Site H2S Emission MAX (lbs/day)	50
Total Site H2S Emissions (tons/yr)	5
Total Site Ammonia Emissions (mg/s)	612
Total Site Ammonia Emission AVERAGE (lbs/day)	116
Total Site Ammonia Emissions MAX (lbs/day)	233
Total Site Ammonia Emissions (tons/yr)	21

Source Edge to Nearest Neighbor (ft)	1450
OFFSET Annoyance-free frequency	95%



Manure Storage, Handling, and Testing Information



Facility Name: Klingsporn Dairy
 Owner/Operator Name: _____

NPDES or SDS Permit? No Permit Number: _____
 Date Last Revised: _____ Registration Number: 049-73442

Version 8.14 Last Updated: 6/16/20

Manure Sources	Manure Source #1	Manure Source #2	Manure Source #3	Manure Source #4
Description of Manure Source <small>Group sources with similar nutrient content if they have identical animal type, water usage, feed rations, and manure storage</small>				
	Freestall	Stockpile	New robot barn lagoon	
Livestock Information				
Predominate Animal Type <small>(Contributing to Manure Source)</small>	Dairy Dry Cow	Dairy Calf	Dairy Milk Cow	
Average Animal Weight	1,400 lbs	300 lbs	1,400 lbs	lbs
Animal Number	35	61	280	
Length of Time Livestock Spend In Facility	365 days/yr	330 days/yr	365 days/yr	days/yr
<hr style="border-top: 1px dashed black;"/>				
Additional Animal Type <small>(Contributing to Manure Source)</small>	Dairy Heifer			
Average Animal Weight	1,000 lbs	lbs	lbs	lbs
Animal Number	50			
Length of Time Livestock Spend In Facility	365 days/yr	days/yr	days/yr	days/yr
Storage Information				
Storage Type	Daily Scrape and Haul	Manure Pack	Lagoon	
Capacity	tons	400 tons	4,443,803 gals	
Storage Length	:	4 months	12 months	:
Application Methods				
Commercial Applicator (Yes/No or Name)	No	no	Yes	
Spreader Type	Solids Spreader	Solids Spreader	Liquid Tanker	
How Volume/Tonnage Determined per Load	Spreader Volume	Spreader Volume	Unknown	
How Application Rate is Calibrated	Loads Applied per Field	Loads Applied per Field	Commercial Applicator	
Manure Analysis - Existing facilities should use actual manure test results				
Sampling Frequency	Every 4 Years	Every 4 Years	Every Year	
Sampling Methods	Well Agitated Single Sample	Stockpile Single Sample	Well Agitated Single Sample	
Date Last Analyzed	07/07/17	07/07/17		
Basis for N,P, & K Values Below	This Year's Sample	Last Year's Sample	Book Value	
Total N - (do not enter lab estimated availability)	31 lbs/ton	15 lbs/ton	31 lbs/1000 gal	
Total P ₂ O ₅ - (do not enter lab estimated availability)	15 lbs/ton	6 lbs/ton	15 lbs/1000 gal	
Total K ₂ O - (do not enter lab estimated availability)	32 lbs/ton	20 lbs/ton	19 lbs/1000 gal	
Annual Generation - Existing facilities should use actual production values				
Total Manure Produced per Year (Estimated)	497 tons	92 tons	1,911,344 gals	
Total Manure Produced per Year (Actual)	540 tons	90 tons	3,600,881 gals	
Annual N Produced	16,740 lbs	1,350 lbs	111,627 lbs	lbs
Annual P ₂ O ₅ Produced	8,100 lbs	540 lbs	54,013 lbs	lbs
Annual K ₂ O Produced	17,280 lbs	1,800 lbs	68,417 lbs	lbs

Average Book Values	
N	10
P ₂ O ₅	3
K ₂ O	6

Average Book Values	
N	10
P ₂ O ₅	3
K ₂ O	5

Average Book Values	
N	31
P ₂ O ₅	15
K ₂ O	19

Average Book Values	
N	
P ₂ O ₅	
K ₂ O	



Williams Engineering Services

Klingsporn Farms Addendum To Original Construction Plan Dated 4-15-2021

The Klingsporn family, David, Kevin, and Luke, have decided they would like to construct the proposed LMSA with an increased capacity of 4.4 million gallons to allow for up to 280 dairy cows for 365 days of manure and wastewater storage. The revisions to the proposed facility include expanding the width of the LMSA approximately 40 feet to the North to a revised dimension of 240'x 230'x 16' deep that will accommodate manure and wash water from 280 mature dairy cows for a year or 280 mature dairy cows and full collection of the proposed feed pad for 300 total days of combined storage.

I have attached two versions of the LMSA volume calculations for the increased animal numbers duplicating the format of what was initially presented in the original construction plan dated 4-15-2021. I have attached one new plan view drawing entitled AD1 which shows the revised addendum LMSA and grading contours as well as an outline of the original LMSA depicted in Red. The revised structure dimensions happen to align the proposed north edge of the proposed facility floor with the original top embankment alignment.

Original LMSA Information

3,486,363 Total Gallons
3,005,779 MOL Gallons
240'x190'x16' Deep
210 Cows 365/270 Days
(wo/w Feed Pad)

Addendum LMSA Information

4,443,803 Total Gallons
3,859,070 MOL Gallons
240'x230'x16' Deep
280 Cows 365/300 Days
(wo/w Feed Pad)

No other details of the construction plan require modification other than the final dimensions of the LMSA.

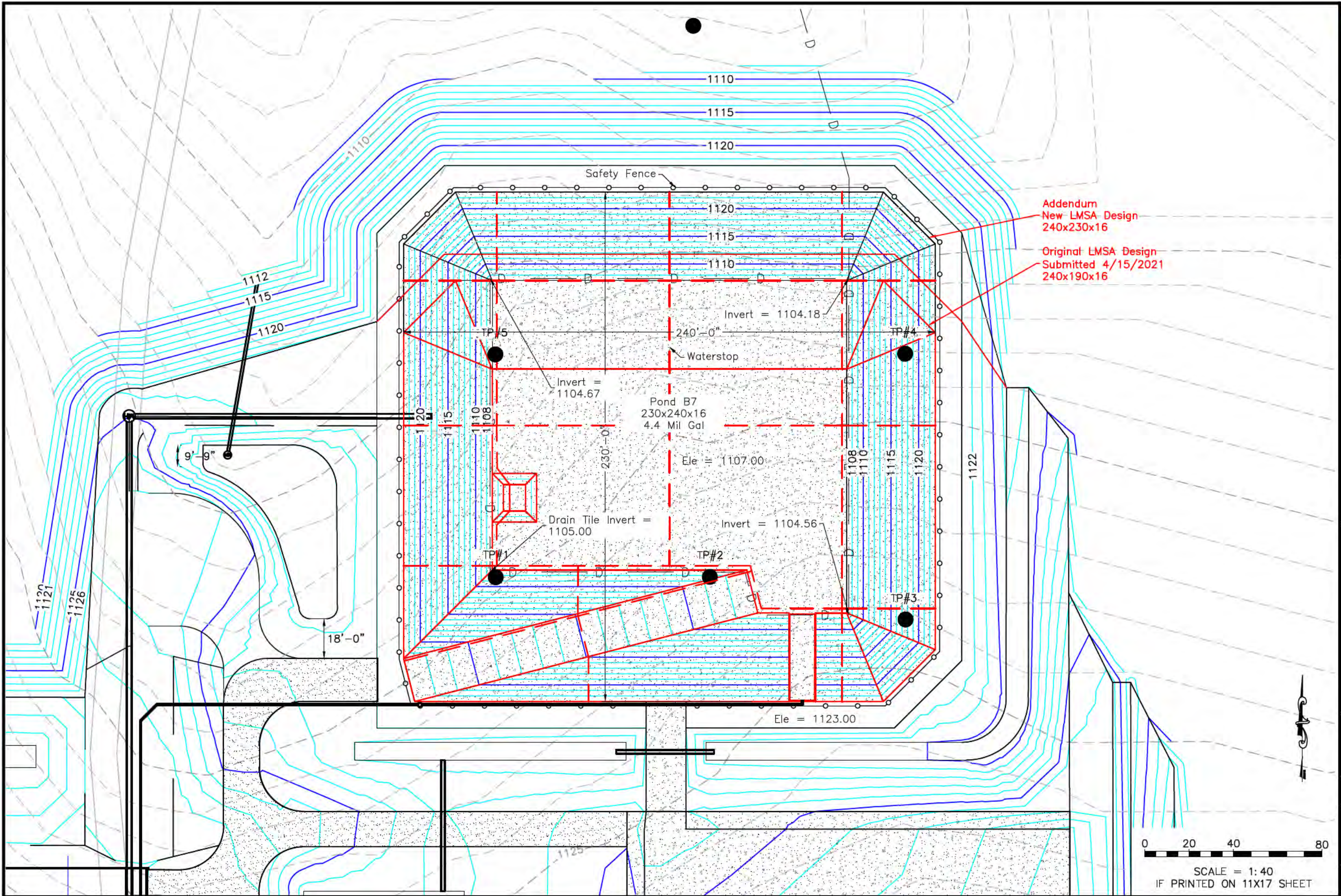
Please contact me with any questions or comments.

Ronnie Williams, PE



NEW 230X240 POND

KLINGSPORN FARMS



Addendum
New LMSA Design
240x230x16

Original LMSA Design
Submitted 4/15/2021
240x190x16

Date	Revision
4/21/2021	New LMSA

3/22/2021

AD1

0 20 40 80

SCALE = 1:40
IF PRINTED ON 11X17 SHEET

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: May 17, 2021
Report date: May 7, 2021

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request for map amendment by Goodhue County Public Works, to rezone 6 County owned parcels in Stanton Township from A-2 (General Agriculture District), CR (Commercial Recreational District) and R-1 (Suburban Residence District) to PT (Parks and Trails District).

Application Information:

Applicant: Goodhue County Public Works

Address of zoning request: 5001 HWY 19 BLVD Cannon Falls, MN 55009 and TBD 4th AVE Way Randolph, MN 55065

Parcels: 41.014.0400, 41.014.0100, 41.014.0201, 41.013.3500, 41.018.0300 and 41.018.1400

Abbreviated Legal Description: Part of the S ½ of the NE ¼ and Part of the NE ¼ of the NE ¼ Section 14 TWP 112 Range 18 and Part of the SE ¼ of the NW ¼ of Section 13 TWP 112 Range 18 and Part of the NE ¼ of the NW ¼ and Part of Cascade Block 24 Section 18 TWP 112 Range 18 all in Stanton Township.

Zoning District: A-2 (General Agriculture District), CR (Commercial Recreational District) and R-1 (Suburban Residence District)

Attachments and links:

Narrative and Submitted Concept Plans

Site Map(s)

Project Review (Rezone)

Parks and Trails District Language

Goodhue County Zoning Ordinance (GCZO):

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

Summary:

Goodhue County Public Works, working with Land Use Management, have requested a “change of zone” for 6 parcels in Stanton Township comprising approximately 132.38 acres. The request is to rezone 3 parcels from A2 (General Agriculture District), 1 parcel from CR (Commercial Recreational District) and 2 parcels from R1 (Suburban Residence District) all to PT (Parks and Trails District). The rezoning would allow projects associated with the Byllesby Park Master Plan to be completed and allow a new parking area and improvements to the canoe launch and exit points at the “Cascade recreational area.” All parcels to be rezoned are owned by Goodhue County.

In 2019 Goodhue County amended the Zoning Ordinance adding the Parks and Trails District with the intent to rezone County owned park lands to allow for the construction of amenities and public uses.

Project Summary:

Property Information:

- The subject properties consist of 6 parcels comprising approximately 132.38-acres.
- Three of the parcels are currently zoned A2 General Agriculture District. These parcels comprise most of the land owned by Goodhue County at the Byllesby County Park in Stanton Township off of Highway 19. The A2 District allows public parks and recreational facilities operated by a

“To effectively promote the safety, health, and well-being of our residents”

www.co.goodhue.mn.us

government agency as a conditional use. Adjacent properties are zoned A2 General Agriculture, R1 Suburban Residence and CR Commercial Recreational.

- Adjacent land uses include medium-density residential among primarily recreational and public land uses. There is a residential development on Scout Ridge with 5 dwellings bordering the Byllesby County Park land. There is one dwelling directly across HWY 19 from the Byllesby County Park owned by Ryon Simon.
- One of the parcels in the Byllesby Park area was rezoned in 2016 to Commercial Recreational District. At the time, the land was being added to Goodhue County's Byllesby Park holdings and the Parks and Trails District did not exist therefore, the best zoning option available for public uses was the Commercial Recreational District. There are no permitted uses in the Commercial Recreational District. Uses such as campgrounds, resort facilities and restaurants associated with these facilities are conditional uses. Adjacent properties are zoned A2 and A3 (Urban Fringe District).
- Adjacent land uses include recreational and public properties owned by government entities (Dakota County and the State of Minnesota) and Riverwood Community Church. There is one privately owned dwelling directly across Highway 19 from the parcel.
- The two parcels at the Cascade recreational area are zoned R1 Suburban Residence District. Public recreational facilities are not permitted in the R1 District. Adjacent properties are zoned R1 and A2.
- Adjacent land uses include medium-density residential among agricultural (row crop) land. There are 4 dwellings on 4th AVE Way which is the access road for the Cascade land.
- The properties are not located within any Historic Preservation Districts. It is not anticipated that any scenic or historic amenities will be negatively impacted as a result of the proposed rezone.
- A majority of the parcels have areas of shoreland and/or floodplain. Development of structures or uses within the shoreland and floodplain districts is regulated by the State of Minnesota Shoreland statutes and the FEMA floodplain regulations, all enforced by Goodhue County Land Use Management. Any future disturbance to these areas will be required to conform to the requirements designed to protect these sensitive areas from the potential negative impacts of development.
- The Cannon Recreation District overlays the Cascade properties and the CR zoned property at the Byllesby County Park. Public recreational areas and public accesses are permitted in the Cannon Recreation District. Staff sent the required 30-day notice of zoning change to the DNR prior to the public hearing. Staff has received no comments from the DNR related to the change-of-zone in the Cannon Recreation District.

Existing/Proposed Uses:

- The Byllesby County Park properties are currently used as public recreational land with a public boat launch, playground and picnic facilities, a public beach and various trails. This land has been used as a public park for several decades.
- The Goodhue County Public Works Department and Park Board have been working for several years on proposed Byllesby County Park improvements. The County Board approved a Byllesby Park Master Plan in 2017 in cooperation with Dakota County which includes proposals for improved pavilions, lake access, parking and nature areas. In order to construct the first phases of the project appropriate Zoning and Building permits must be approved. The Parks and Trails District is a better fit for these sites, and would allow a more streamlined administrative permitting process.
- The Cascade recreational area properties are occasionally used by canoers to access the Cannon River. A portion of this site was acquired by Goodhue County through the tax-forfeiture process several years ago. A plan to establish an improved canoe launch and small parking area on the property has been discussed for many years.
- Goodhue County Public Works has prepared two proposals for the Cascade recreational area

parking facilities and canoe launch/exit points. These plans will be reviewed by the Park Board prior to being implemented and an administrative Land Use Permit will be required from the zoning department because the Cascade land is not incorporated into a Park Master Plan. Zoning staff have been working with Public Works on this design and concept.

Stanton Township

- The change-of-zone request was forwarded to Stanton Township for comments April 12, 2021. The Township has the Byllesby Park land zoned Public Park District and has been involved in the planning process for the park improvements. Stanton Township has the Cascade land zoned R-1 Residential District and has indicated that they cannot rezone the land to the Parks District due to lot size restrictions. The Goodhue County Public Works Department will need to obtain Conditional Use Permit approval from Stanton Township prior to establishing the new facilities at the Cascade recreational area.

Planning Information:

- The PT District is intended to preserve, conserve and protect open space and recreation areas throughout the County. It is intended that the District will accommodate a wide variety of open space and recreational uses. The District should only be applied to Goodhue County owned properties reserved for recreational parks or trails.
- The properties are currently used for open space recreation and conservation. The Prime Farmland Rating for Agriculture for the Byllesby County Park is as follows:

<i>Soil Name</i>	<i>Slope</i>	<i>Amount (acres)</i>	<i>% of Total</i>	<i>Prime Farmland Rating</i>
Estherville-Ridgeport Complex	0-6%	43.0	44.4%	Farmland of Statewide Importance
Frontenac-Bellechester Complex	18-45%	6.4	6.6%	Not Prime Farmland
Dakota Silt Loam	0-3%	5.4	5.5%	Prime Farmland
Marquis Silt Loam	2-6%	3.1	3.2%	Prime Farmland
Malardi Loam	6-12%	1.9	1.9%	Not Prime Farmland
Hawick Sandy Loam	18-45%	0.9	0.9%	Not Prime Farmland
Water		35.9	37.1%	

The Prime Farmland Rating for Agriculture for the Cascade recreational area is as follows:

<i>Soil Name</i>	<i>Slope</i>	<i>Amount (acres)</i>	<i>% of Total</i>	<i>Prime Farmland Rating</i>
Estherville-Ridgeport Complex	0-6%	2.1	44.2%	Farmland of Statewide Importance
Hawick Sandy Loam	18-45%	1.3	28.2%	Not Prime Farmland
Kalmarville-Radford Complex	0-3%	0.7	15.3%	Not Prime Farmland
Malardi Loam	6-12%	0.3	7.0%	Not Prime Farmland
Water		0.2	5.2%	

Goodhue County Comprehensive Plan

The Goodhue County Comprehensive Plan offers the following statements regarding outdoor

“To effectively promote the safety, health, and well-being of our residents”

tourism and recreation:

“Goodhue County encourages outdoor tourism and recreational opportunities to help ensure that the County’s natural environment is protected for future generations.”

Objective: Encourage development of new parks.

The Comprehensive Plan specifically addresses the Byllesby County Park by stating the objective to:

“Continue development of Byllesby Park according to the Park’s Master Plan.”

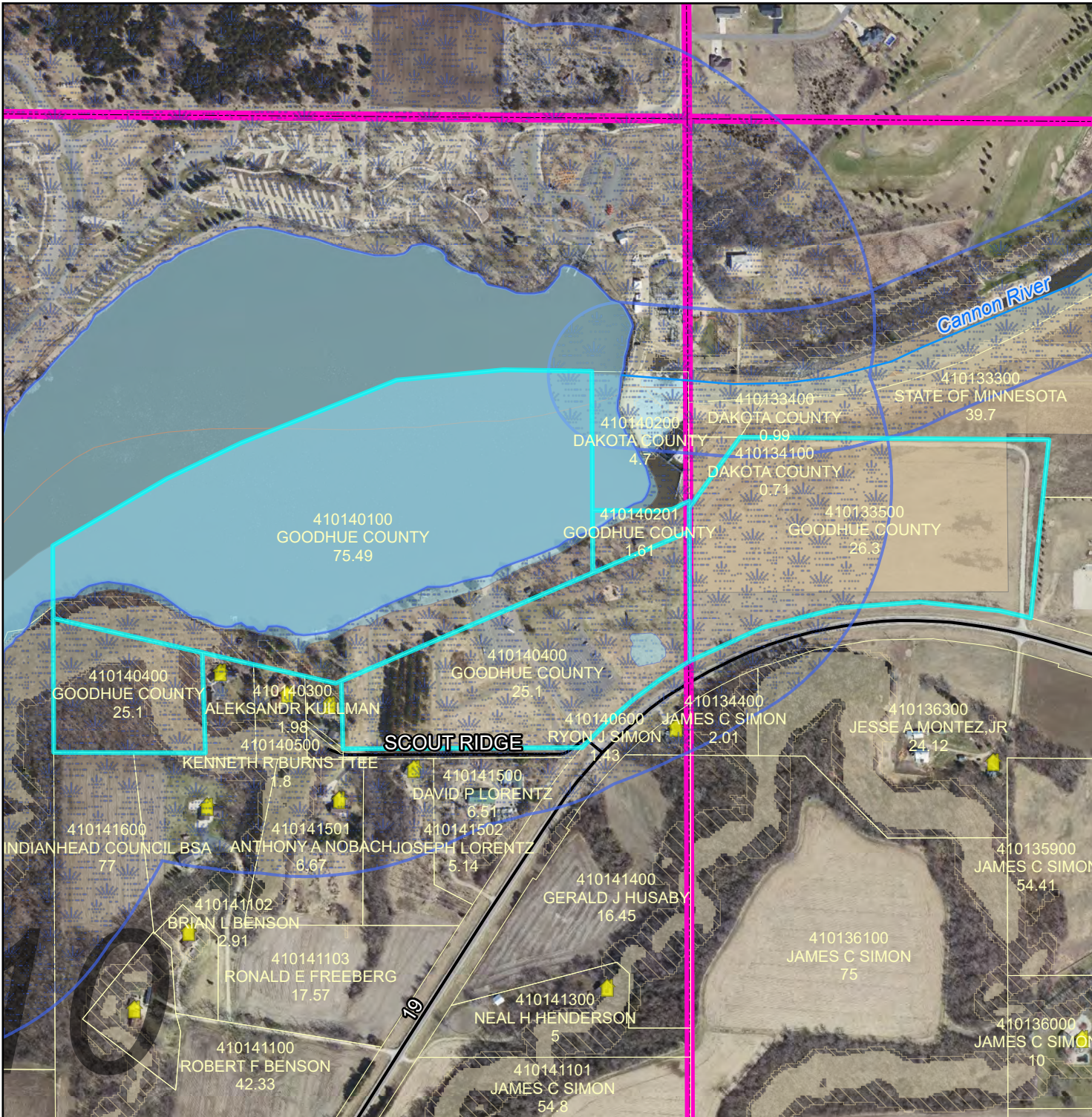
Staff Recommendation:

LUM Staff recommends 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 **APPROVE** the map amendment request from Goodhue County Public Works to rezone parcels 41.014.0400, 41.014.0100 and 41.014.0201 from A2 (General Agriculture District) to PT (Parks and Trails District), rezone parcel 41.013.3500 from CR (Commercial Recreational District) to PT (Parks and Trails District) and rezone parcels 41.018.0300 and 41.018.1400 from R1 (Suburban Residence District) to PT (Parks and Trails District).

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
May 17, 2021

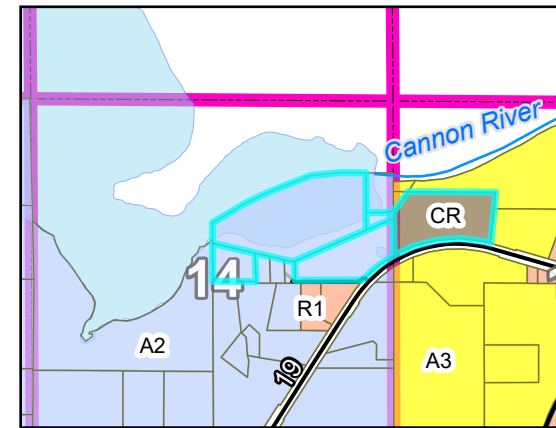
Goodhue County
A2 & CR Zoned District

Part of S 1/2 of NE 1/4 & Part of NE 1/4 of
NE 1/4 Section 14 and Part of SE 1/4 of
NW 1/4 Section 13 TWP 112 R18

Request to rezone 4 parcels at Byllesby
County Park to Parks & Trails District

Legend

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



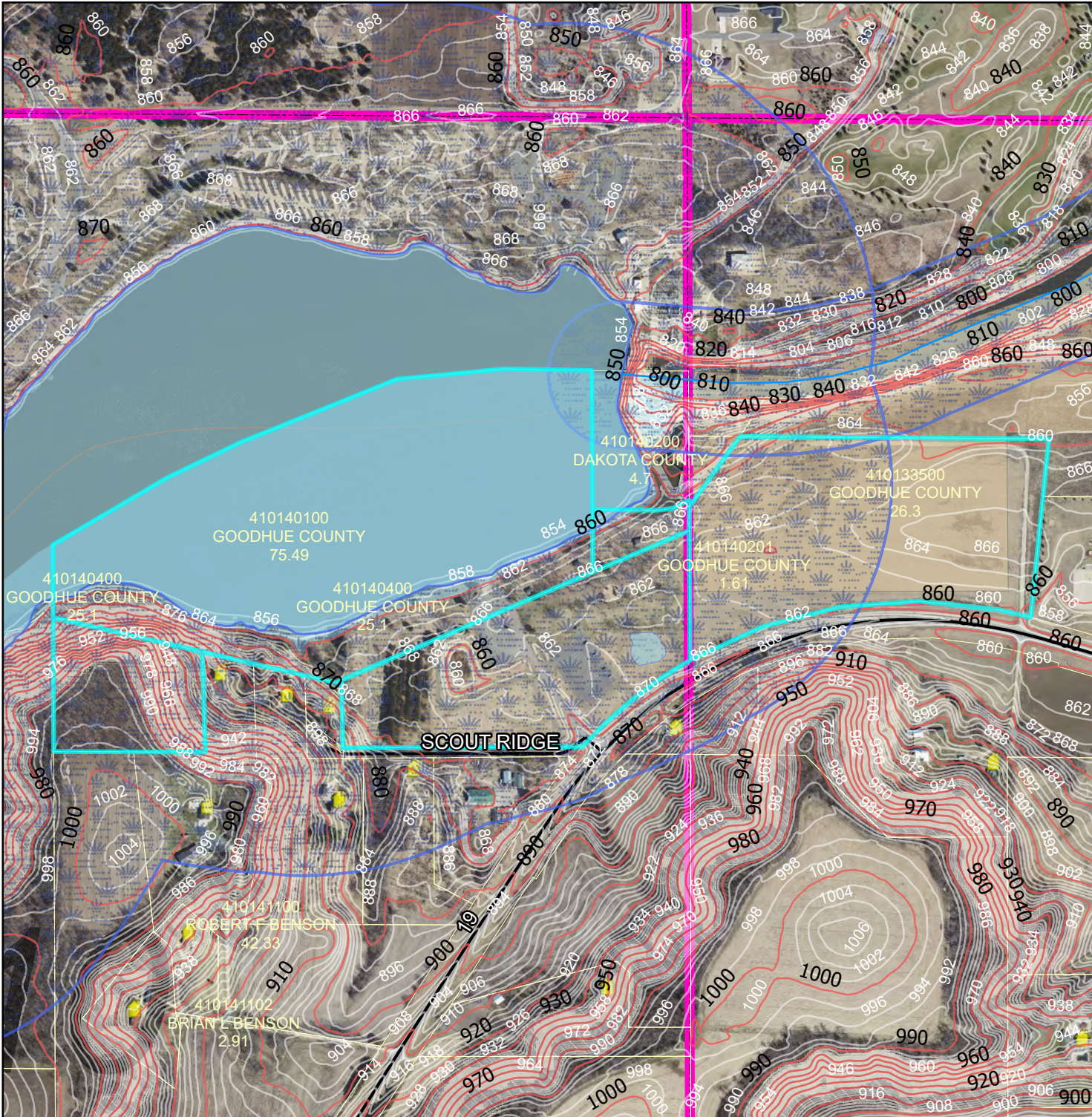
0 225 450 900 1,350 US Feet

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MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
April 19, 2021

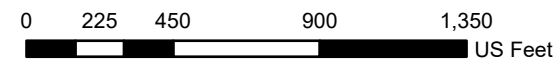
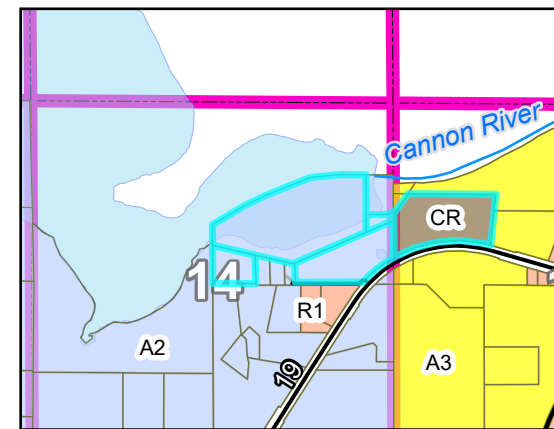
Bradley Voth (Owner/Operator)
A1 Zoned District

S 1/2 of the SE 1/4 Section 23 TWP 111
Range 15 in Goodhue Township

Request for an estimated 219 AU expansion
of an existing 770 AU Feedlot and
construction of an animal waste processing
facility for manure separation

Legend

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

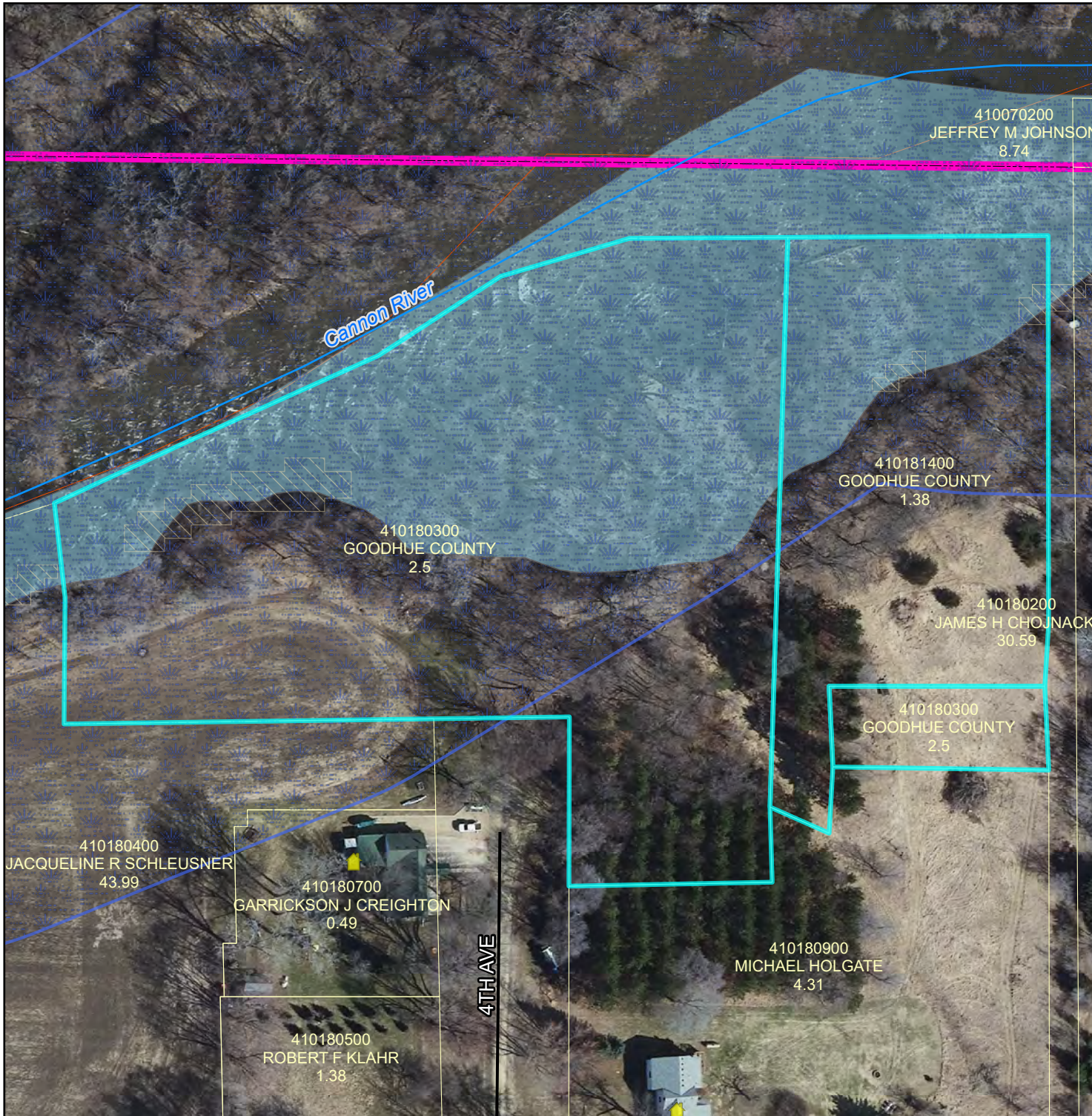


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MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
April 19, 2021

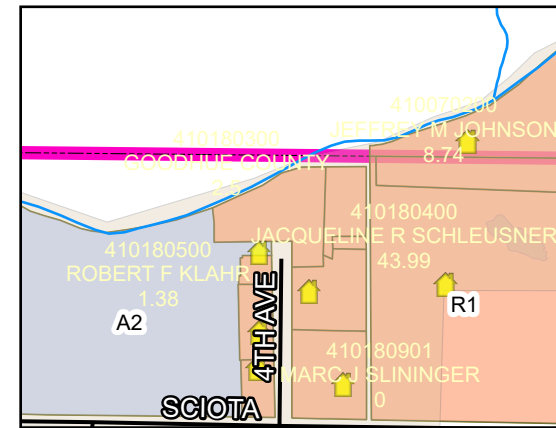
Bradley Voht (Owner/Operator)
A1 Zoned District

S 1/2 of the SE 1/4 Section 23 TWP 111
Range 15 in Goodhue Township

Request for an estimated 219 AU expansion
of an existing 770 AU Feedlot and
construction of an animal waste processing
facility for manure separation

Legend

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



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MAP 02: VICINITY MAP

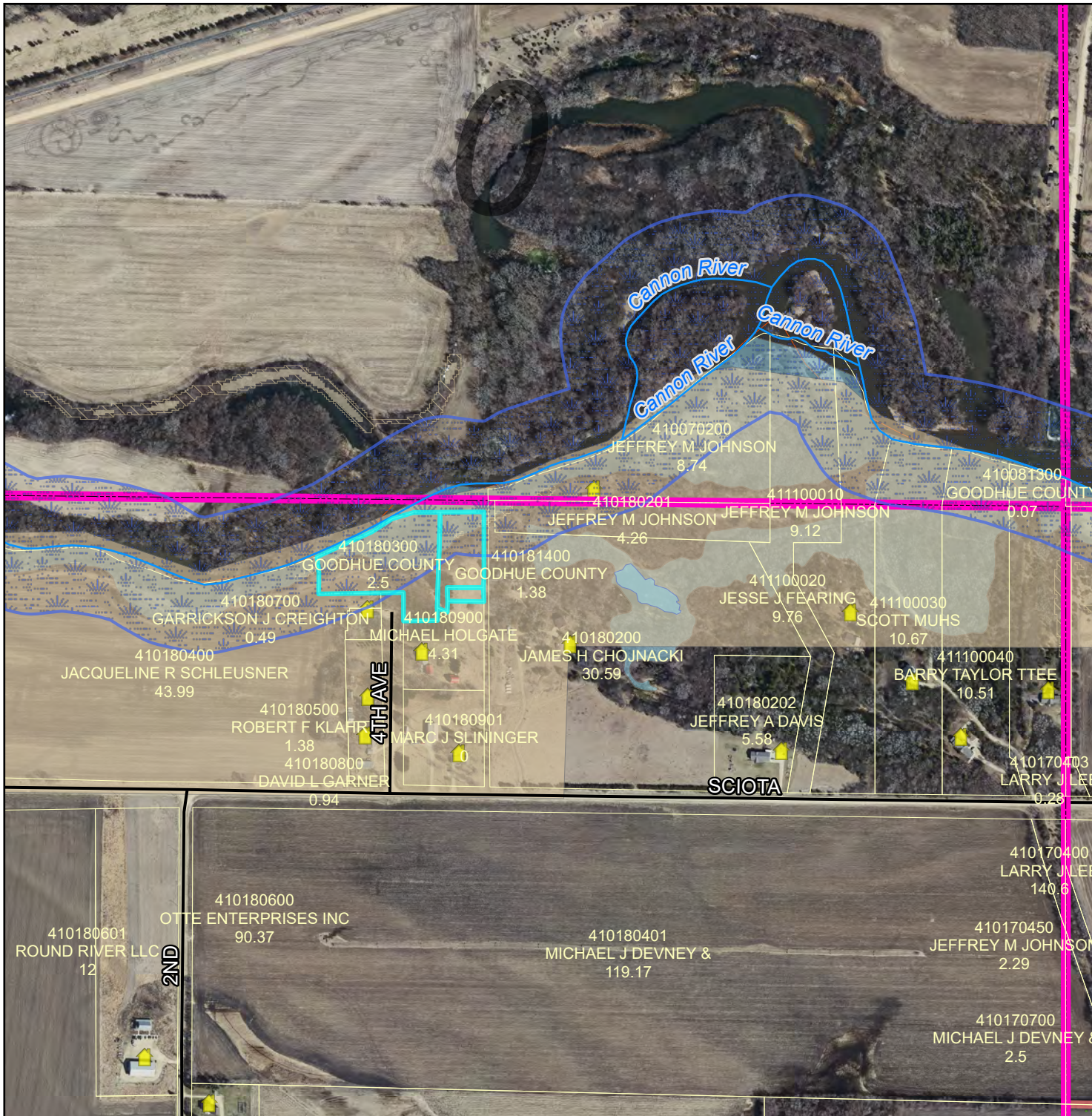
PLANNING COMMISSION

Public Hearing
May 17, 2021

Goodhue County
R1 Zoned District

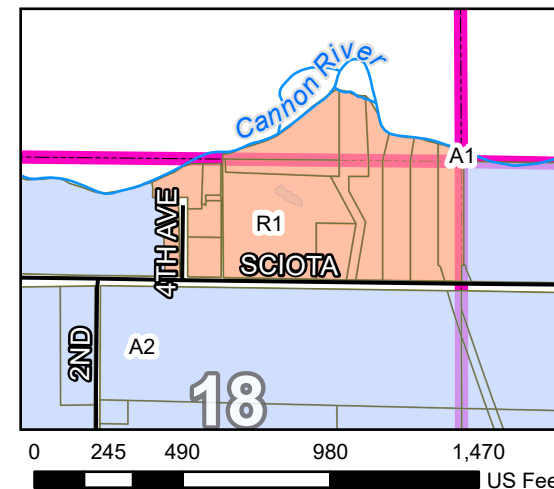
Part of the NE 1/4 of the NW 1/4 and Part
of Cascade Block 24 Section 18
TWP 112 Range 18 in Stanton Twp

Request to rezone 2 parcels from R-1
to Parks and Trails District



Legend

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

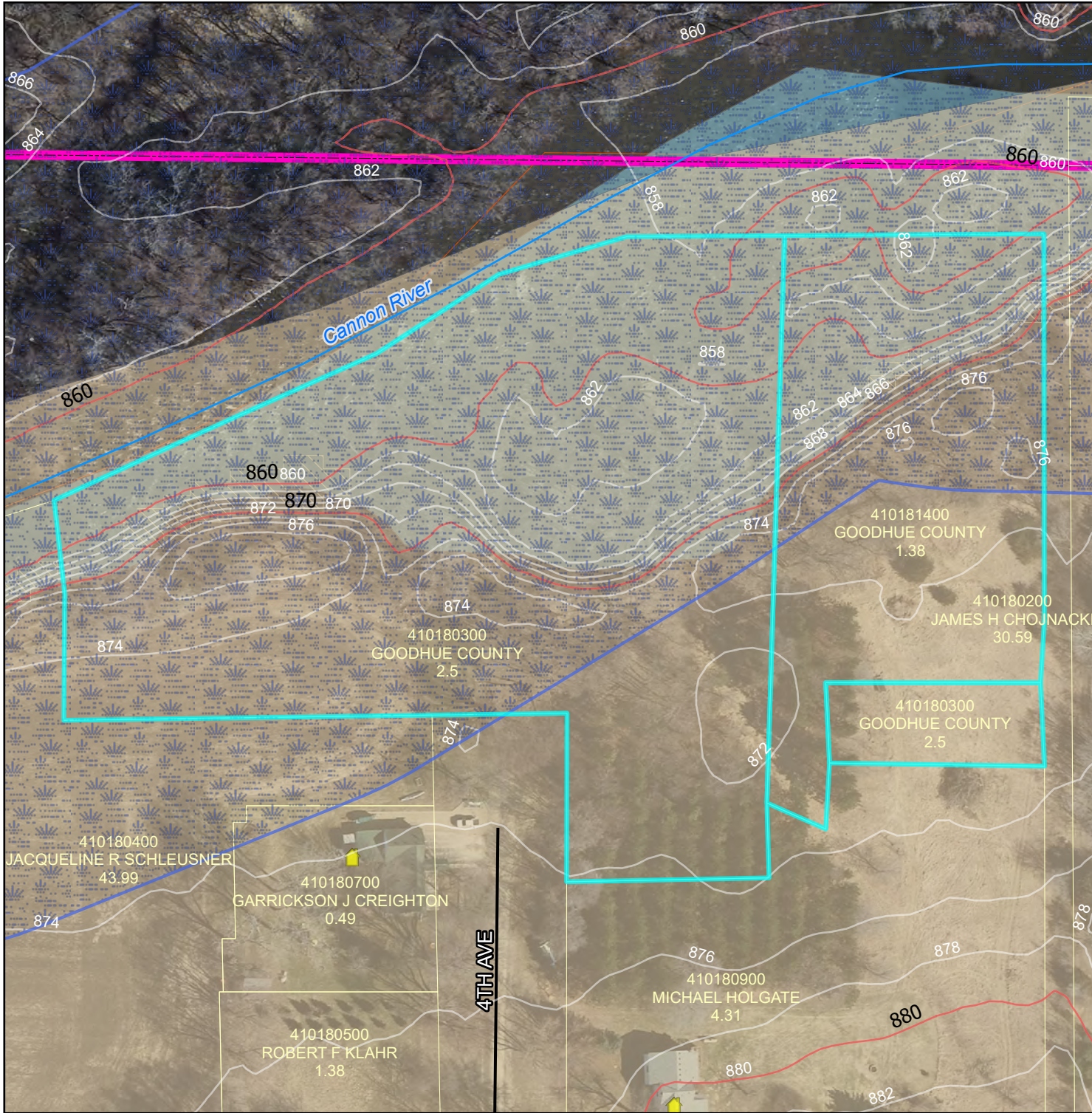


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MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
May 17, 2021

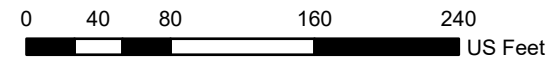
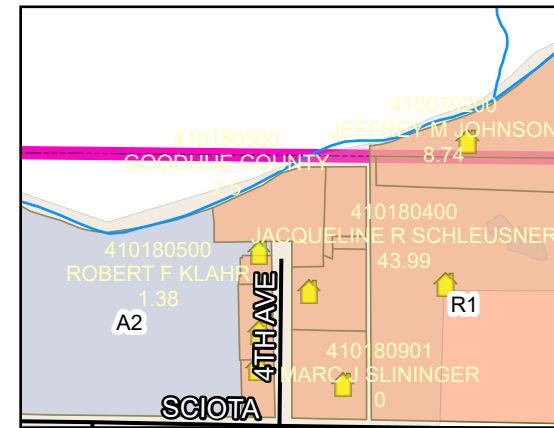
Goodhue County
R1 Zoned District

Part of the NE 1/4 of the NW 1/4 and Part
of Cascade Block 24 Section 18
TWP 112 Range 18 in Stanton Twp

Request to rezone 2 parcels from R-1
to Parks and Trails District

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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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. **Goodhue County Public Works**
 - B. Survey information: **Surveys Provided by Goodhue County Surveyor**
 - C. The current and proposed district: **A2, CR and R1 to PT**
 - D. The current use and the proposed use of the land.
The Byllesby County Park is currently used as a public park with lake access, beach, trails and other public uses. The Cascade area is occasionally used by canoers to enter and exit the Cannon River.
 - E. The reason for the requested change of zoning district. **Goodhue County Public Works intends to implement uses at the Byllesby County Park from the Byllesby Master Plan which are permitted in the Parks and Trails District but would require Conditional Use Permits in the A2 or CR Districts. Goodhue County Public Works intends to provide parking and an improved Cannon River access at the Cascade recreational area which is not a permitted use in the R1 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 sites has been prepared.**
 - G. Prime Farmland Rating of the soil types in F.
 - The Prime Farmland Rating for Agriculture is as follows:

Byllesby County Park:

<i>Soil Name</i>	<i>Slope</i>	<i>Amount (acres)</i>	<i>% of Total</i>	<i>Prime Farmland Rating</i>
Estherville-Ridgeport Complex	0-6%	43.0	44.4%	Farmland of Statewide Importance
Frontenac-Bellechester Complex	18-45%	6.4	6.6%	Not Prime Farmland
Dakota Silt Loam	0-3%	5.4	5.5%	Prime Farmland
Marquis Silt Loam	2-6%	3.1	3.2%	Prime Farmland
Malardi Loam	6-12%	1.9	1.9%	Not Prime Farmland
Hawick Sandy Loam	18-45%	0.9	0.9%	Not Prime Farmland
Water		35.9	37.1%	

Cascade recreational area:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Estherville-Ridgeport Complex	0-6%	2.1	44.2%	Farmland of Statewide Importance
Hawick Sandy Loam	18-45%	1.3	28.2%	Not Prime Farmland
Kalmarville-Radford Complex	0-3%	0.7	15.3%	Not Prime Farmland
Malardi Loam	6-12%	0.3	7.0%	Not Prime Farmland
Water		0.2	5.2%	

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 properties are both located in the Shoreland District. The Cascade recreational area is located within the Floodplain District. Portions of both areas are also located within the Cannon River Recreational Overlay District. The westernmost portion of the Byllesby County Park land contains blufflands. Any proposed improvements will be reviewed for compliance with Shoreland and Floodplain Regulations as well as Cannon Recreational District requirements. The Parks and Trails District is intended to preserve natural plant and animal communities, maintain bluffs and shoreland areas for public enjoyment.**
2. The compatibility with surrounding land uses
The Byllesby County Park has been present on this property for several decades. The Cascade area directly abuts the Cannon River and is within a wooded area.
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
Section 14 is zoned A2 with two parcels zoned R1. Section 14 has 11 dwellings, 10 of which are in the A2 District where 12 dwellings are permitted, one per original ¼ ¼ section. Section 13 of Stanton Township has a mixture of A3 Zoning and R1 Zoning. The parcel proposed to be rezoned is currently zoned CR (Commercial Recreation). A3 Districts allow one dwelling per 35 acres. There are currently 8 dwellings in the A3 zoned portions of section 13. Section 18 of Stanton Township is zoned A2 with some areas zoned R1. There are currently 2 dwellings within the portions of the section zoned A2. Rezoning the parcels to PT District would remove dwelling eligibility for the Cascade properties (zoned R1) and would have no effect on the dwelling density on the Byllesby County Park properties.

Subd. 7 The impact on any surrounding agricultural uses
The rezoning of the properties to the PT District would have no effect on surrounding agricultural uses. There is no agricultural land on the Byllesby

County Park properties. A small portion of the Cascade property is currently used for row crop agriculture which may continue upon the rezoning.

Subd. 8 The impact on the existing transportation infrastructure

The Byllesby County Park properties are accessed from Highway 19 (blacktop surface). The Cascade properties are accessed off of 4th AVE from Sciota Trail (gravel surface). The change of zone is not anticipated to negatively impact traffic or existing transportation infrastructure to the Byllesby County Park. The Cascade recreation area may receive additional traffic impact however Public Works has been working with neighboring property owners regarding screening and use of the parkland.

Subd. 9 The impact on surrounding zoning districts

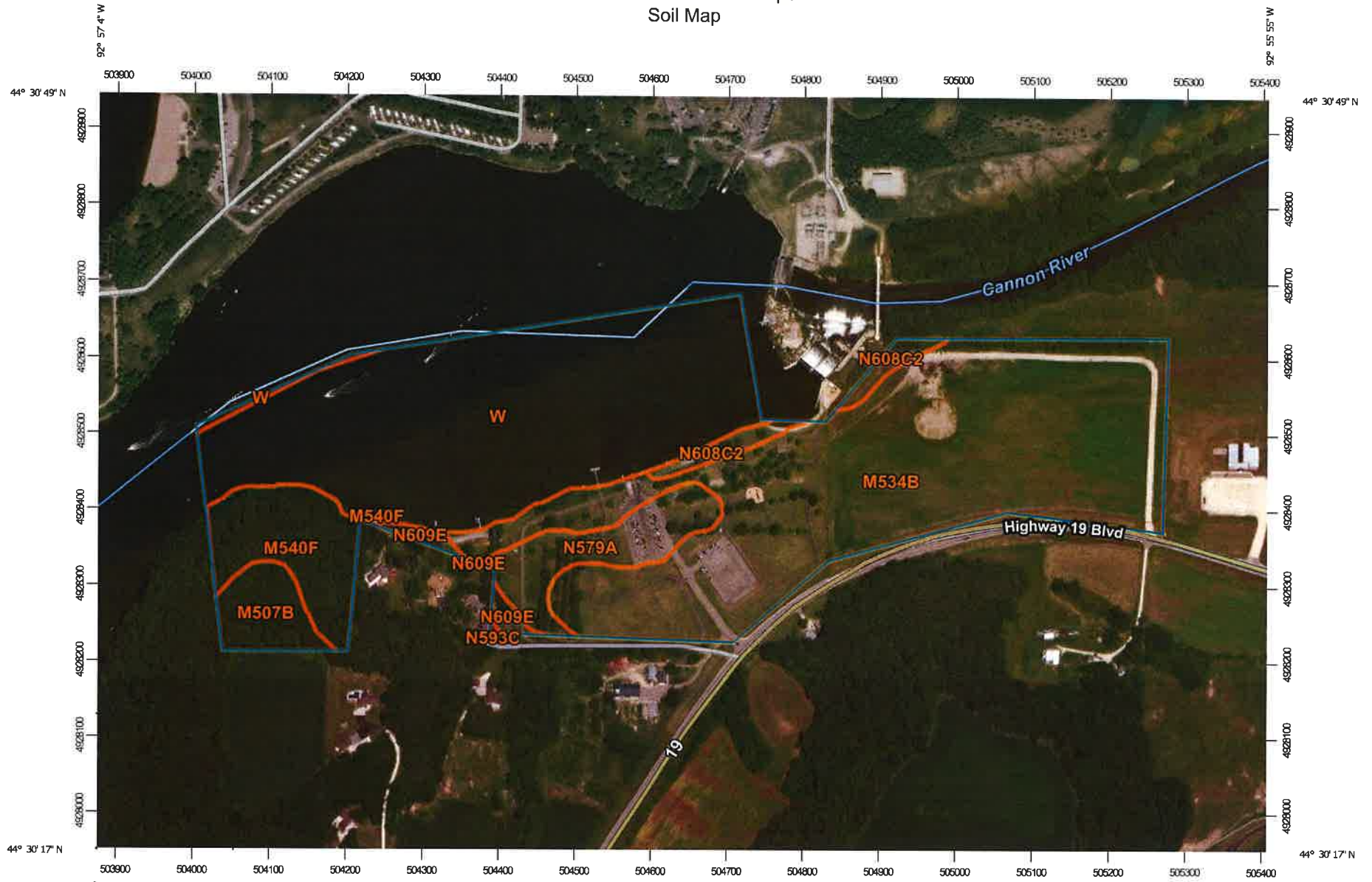
The Byllesby properties are currently zoned A2 and CR. Adjacent zoning districts are A2 to the south and west, R1 to the south and A3 to the south and east. The Cascade properties are currently zoned R1. Adjacent zoning districts are R1 to the east and A2 to the south and west. The proposed rezoning would have no impact on surrounding zoning districts.

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.

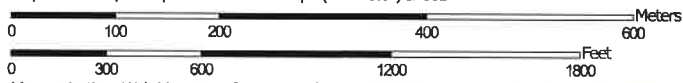
The Byllesby County Park area is used for public recreational uses and medium density residential. The park has existed on this land for several decades and there are no anticipated negative effects if rezoned to PT. Stanton Township has acknowledged the rezoning request and noted that the Byllesby land is already zoned Parks District at the Township level. The Cascade properties are used occasionally for public recreational uses and is bordered by medium density residential. Rezoning these properties to PT District would have no detrimental effects on neighboring properties as the proposed public use is anticipated to be small-scale with little traffic. The Cities of Cannon Falls and Randolph are within 2 miles of the proposed rezonings. These proposals would have no detrimental effects on either City.

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

Custom Soil Resource Report Soil Map



Map Scale: 1:7,000 if printed on A landscape (11" x 8.5") sheet.

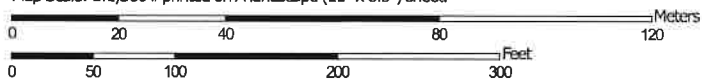


Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

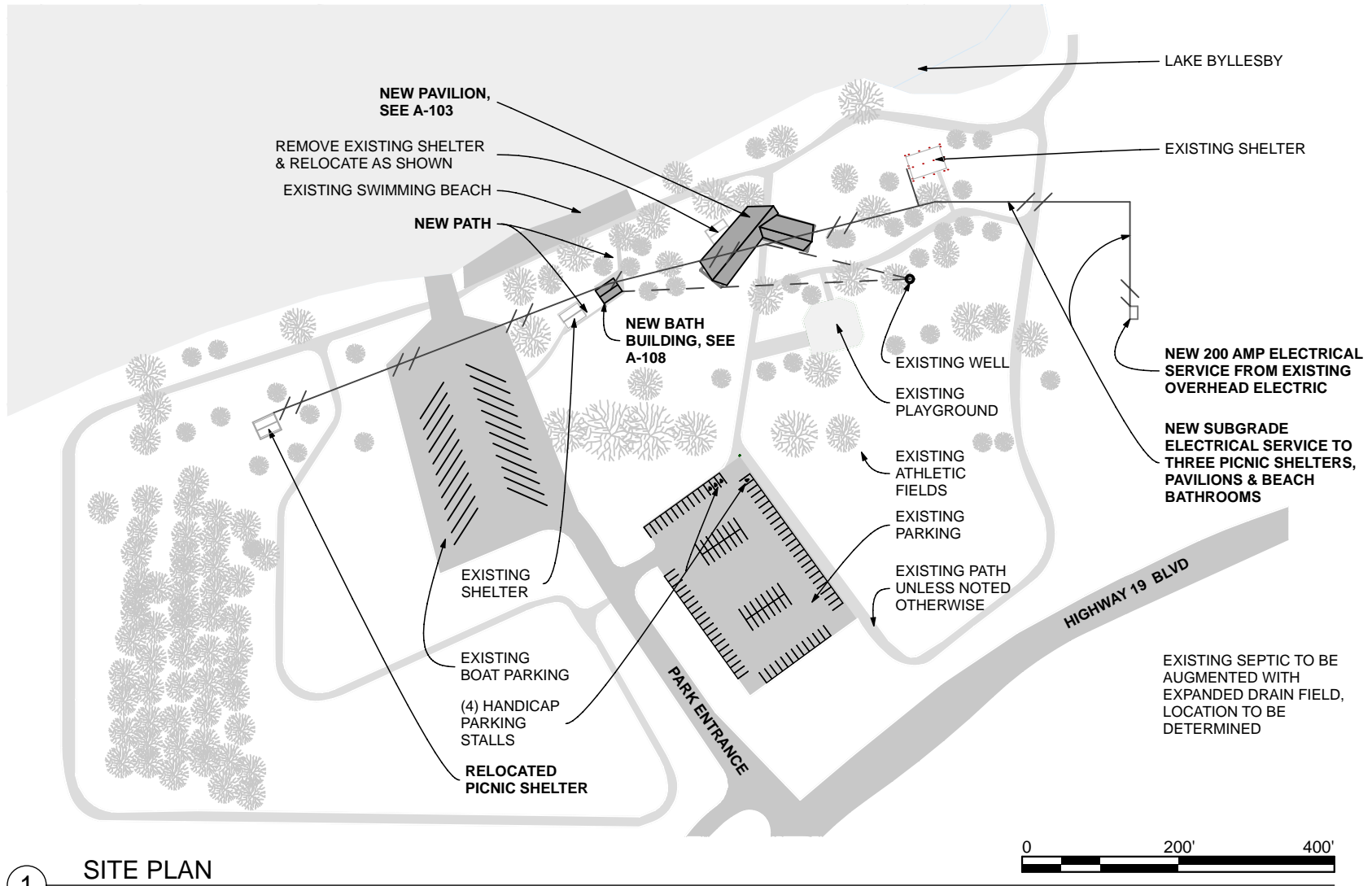
Custom Soil Resource Report Soil Map



Map Scale: 1:1,360 if printed on A landscape (11" x 8.5") sheet.



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



1 SITE PLAN
SCALE: 1" = 200'

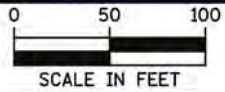
CANNON RIVER

Trail To River
12% Grade

ATV trail 25% grade (existing)

Naturally Existing Low Spot
Elev. = 871.5

Block 24



GOODHUE COUNTY DEPARTMENT OF PUBLIC WORKS

PATH & FILENAME: \$\$\$PATHFILENAME\$\$\$

ARTICLE 34 PT, PARKS AND TRAILS DISTRICT

SECTION 1. PURPOSE

The purpose of this district is to preserve, conserve, and protect open space and recreation areas throughout the County. It is intended that this district will accommodate a wide variety of open space and recreational uses such as conservation of natural amenities, hiking, trails, wildlife habitat, educational programs, and park and recreation facilities among other similar uses. The District shall be applied only to Goodhue County owned property reserved for recreational parks or trails.

The district is intended to coordinate with Goodhue County parks and trails Master Plans and Comprehensive Plans by allowing uses consistent with those plans.

SECTION 2. PERMITTED USES

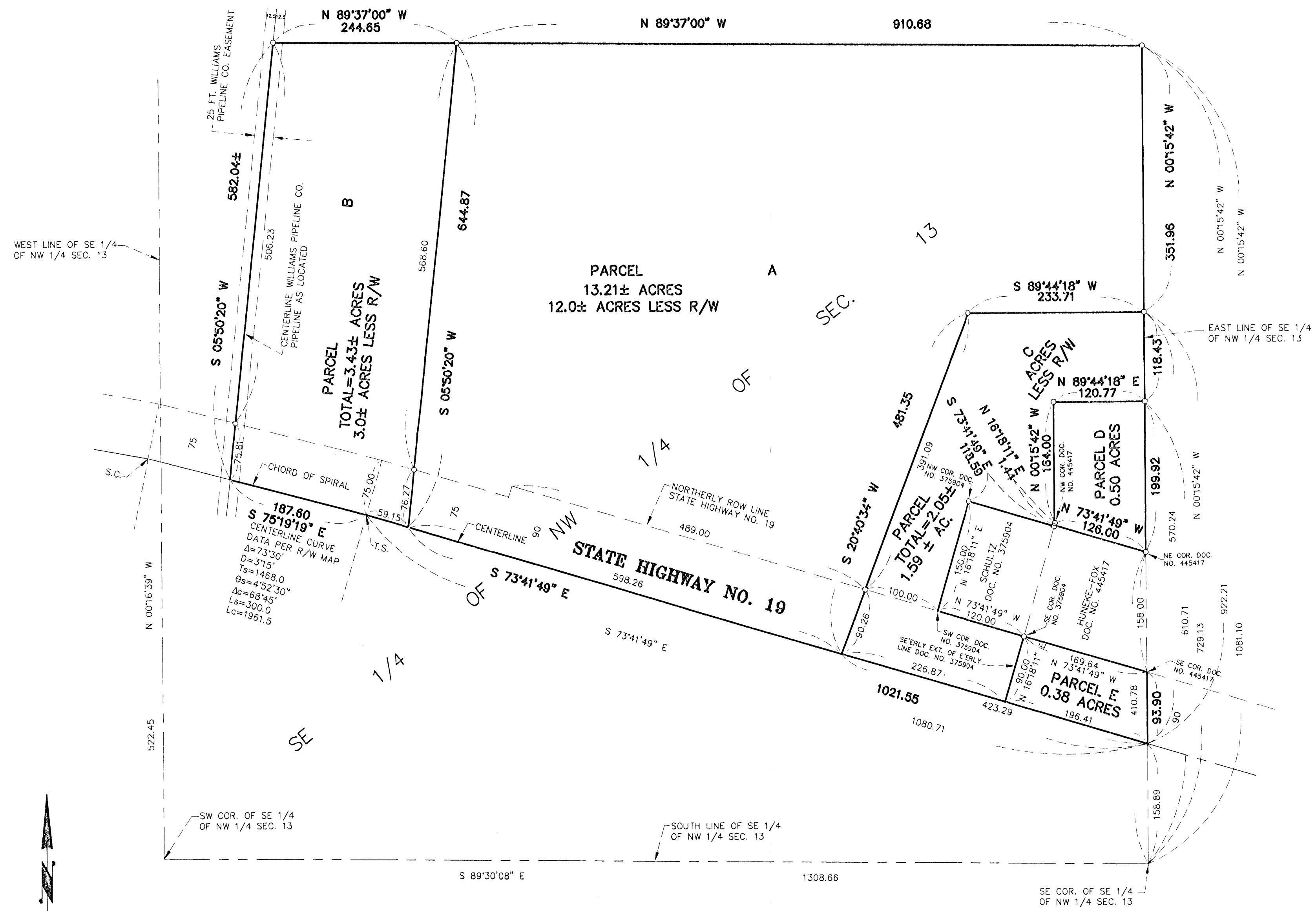
All amenities and incidental Accessory Uses identified in an approved park or trail master plan or comprehensive plan shall be allowed within the District. Where a parcel is not part of an approved park or trail master plan, the following uses shall be allowed by permit:

- Subd. 1. Park or Recreational Area (operated by a governmental agency)
- Subd. 2. Any agriculture operation including tree farms
- Subd. 3. SES (Commercial or Residential scale)

SECTION 3. CONDITIONAL USES AND INTERIM USES

The following uses shall require the approval of a Conditional or Interim Use Permit (including when identified in an approved park or trail master plan):

- Subd. 1. Campground and RV sites
- Subd. 2. SES (Utility-scale)
- Subd. 3. Radio Towers/TV Towers/Transmitters
- Subd. 4. Hunting club or shooting preserve
- Subd. 5. Accessory Uses or amenities, not identified in an approved park or trail master plan or comprehensive plan, with the potential for significant land use impacts to adjacent properties



PROPOSED LEGAL DESCRIPTION PARCEL A

That part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 112, Range 18, Goodhue County, Minnesota, described as follows: Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 0 degrees 15 minutes 42 seconds West (assumed bearing) along the east line thereof 1081.10 feet to the point of beginning of the land to be described; thence North 89 degrees 37 minutes 00 seconds West 910.68 feet; thence South 5 degrees 50 minutes 20 seconds West 644.87 feet to the centerline of State Highway No. 19; thence South 73 degrees 41 minutes 49 seconds East along said centerline 1021.55 feet to the east line of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 15 minutes 42 seconds West along said east line 922.21 feet to the point of beginning. EXCEPT: Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 0 degrees 15 minutes 42 seconds West (assumed bearing) along the east line thereof 729.13 feet to the point of beginning of the land to be described; thence South 89 degrees 44 minutes 18 seconds West 233.71 feet; thence South 20 degrees 40 minutes 34 seconds West 481.35 feet to the centerline of State Highway No. 19; thence South 73 degrees 41 minutes 49 seconds East along said centerline 423.29 feet to said east line of the Southeast Quarter of the Northwest Quarter; thence North 0 degrees 15 minutes 42 seconds West along said east line 570.24 feet to the point of beginning. Subject to easements of record.

PROPOSED LEGAL DESCRIPTION PARCEL B

That part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 112, Range 18, Goodhue County, Minnesota, described as follows: Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 0 degrees 15 minutes 42 seconds West (assumed bearing) along the east line thereof 1081.10 feet to the point of beginning of the land to be described; thence North 89 degrees 37 minutes 00 seconds West 910.68 feet to the point of beginning of the land to be described; thence South 5 degrees 50 minutes 20 seconds West 582.04 feet, more or less, to the centerline of State Highway No. 19; thence southeasterly along said centerline 246.75 feet, more or less, to the intersection with a line that bears South 5 degrees 50 minutes 20 seconds West from the point of beginning; thence North 5 degrees 50 minutes 20 seconds East 644.87 feet, more or less, to the point of beginning. Subject to easements of record.

PROPOSED LEGAL DESCRIPTION PARCEL C

That part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 112, Range 18, Goodhue County, Minnesota, described as follows: Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 0 degrees 15 minutes 42 seconds West (assumed bearing) along the east line thereof 610.71 feet to the point of beginning of the land to be described; thence continuing North 0 degrees 15 minutes 42 seconds West 118.43 feet; thence South 89 degrees 44 minutes 18 seconds West 233.71 feet; thence South 20 degrees 40 minutes 34 seconds West 481.35 feet to the centerline of State Highway No. 19; thence South 73 degrees 41 minutes 49 seconds East along said centerline 226.87 feet to the intersection with the southerly extension of the easterly line of Document No. 375904, Goodhue County Records Office; thence North 16 degrees 18 minutes 11 seconds East along said southerly extension 90.00 feet to the southeast corner of said Document No. 375904; thence North 73 degrees 41 minutes 49 seconds West 120.00 feet to the southwest corner of said Document No. 375904; thence North 16 degrees 18 minutes 11 seconds East 150.00 feet to the northwest corner of said Document No. 375904; thence South 73 degrees 41 minutes 49 seconds East 118.59 feet to the westerly line of Document No. 445417, Goodhue County Records Office; thence North 16 degrees 18 minutes 11 seconds East 1.44 feet to the northwest corner of said Document No. 445417; thence North 0 degrees 15 minutes 42 seconds West 164.00 feet to the intersection with a line that bears South 89 degrees 44 minutes 18 seconds West from the point of beginning; thence North 89 degrees 44 minutes 18 seconds East 120.77 feet to the point of beginning. Subject to easements of record.

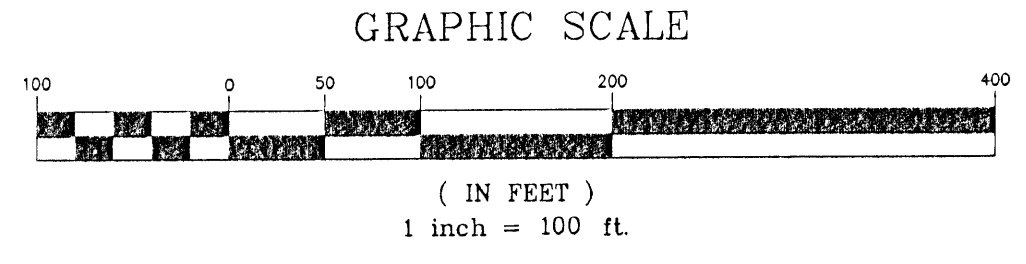
PROPOSED LEGAL DESCRIPTION PARCEL D

That part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 112, Range 18, Goodhue County, Minnesota, described as follows: Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 0 degrees 15 minutes 42 seconds West (assumed bearing) along the east line thereof 610.71 feet to the point of beginning of the land to be described; thence South 0 degrees 15 minutes 42 seconds East 199.92 feet to the northeast corner of Document No. 445417, Goodhue County Records Office; thence North 73 degrees 41 minutes 49 seconds West 126.00 feet to the northwest corner of said Document No. 445417; thence North 0 degrees 15 minutes 42 seconds West 164.00 feet to the intersection with a line that bears South 89 degrees 44 minutes 18 seconds West from the point of beginning; thence North 89 degrees 44 minutes 18 seconds East 120.77 feet to the point of beginning. Subject to easements of record.

PROPOSED LEGAL DESCRIPTION PARCEL E

That part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 112, Range 18, Goodhue County, Minnesota, described as follows: Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 0 degrees 15 minutes 42 seconds West (assumed bearing) along the east line thereof 158.89 feet to the centerline of State Highway No. 19 and the point of beginning of the land to be described; thence continuing North 0 degrees 15 minutes 42 seconds West along said east line 93.90 feet to the southeast corner of Document No. 445417, Goodhue County Records Office; thence North 73 degrees 41 minutes 49 seconds West 169.64 feet to the southeast corner of Document No. 375904, Goodhue County Records Office; thence South 16 degrees 18 minutes 11 seconds West along the southerly extension of the easterly line of said Document No. 375904 a distance of 90.00 feet to said centerline of State Highway No. 19; thence South 73 degrees 41 minutes 49 seconds East along said centerline 196.41 feet to the point of beginning. Subject to easements of record.

○ DENOTES SET IRON PIPE WITH PLASTIC CAP MARKED RLS 16998
● DENOTES FOUND IRON



PHONE: (507) 263-3274
SAMUELSON SURVEYING INC.
 1103 West Main Street Cannon Falls, MN. 55009
 V. Richard Samuelson Registered Land Surveyor

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 DATE 1/23/03
 V. Richard Samuelson Minnesota Reg. No. 16998

AL GOUDY-RIVERWOOD COMMUNITY CHURCH HUNEKE-FOX AND SCHULTZ	
REVISIONS DATE	BK: 33 PG. 48 AND 79
ISSUED DATE	SCALE: AS SHOWN
1/23/03	CHECKED BY: VRS
	DRAWN BY: TDH
	SHEET NO. 1 OF 1

SEC 13-112-18 STANTON TWP
BOUNDARY SURVEY
GOODHUE COUNTY, MN

PROPOSED LEGAL DESCRIPTION PARCEL A

That part of the Northwest Quarter of the Northwest Quarter of Section 13, Township 112 North, Range 18 West, Goodhue County, Minnesota, lying southerly of the Cannon River, EXCEPTING THEREFROM that part described as follows:

Commencing at the west quarter corner of said Section 13; thence 00 degrees 00 minutes 00 seconds, assumed azimuth being north along the west line of Section 13 a distance of 1022.94 feet to the point of beginning; thence 36 degrees 04 minutes 41 seconds 364.23 feet; thence 32 degrees 53 minutes 51 seconds 173 feet, more or less, to the shore line of the Cannon River; thence westerly along said shore line 308 feet, more or less, to the intersection with the west line of Section 13; thence 180 degrees 00 minutes 00 seconds along said west line 435 feet, more or less to the point of beginning.

AND

That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 112 North, Range 18 West, Goodhue County, Minnesota, lying southerly of the Cannon River.

AND

That part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 112 North, Range 18 West, Goodhue County, Minnesota, lying northerly and easterly of the following described line:

Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 15 minutes 42 seconds West (assumed bearing) along the east line thereof 1081.10 feet to the point of beginning; thence North 89 degrees 37 minutes 00 seconds West 910.68 feet; thence continuing North 89 degrees 37 minutes 00 seconds West 244.65 feet; thence North 05 degrees 51 minutes 13 seconds East 238.94 feet to the north line of said Southeast Quarter of the Northwest Quarter and there terminating.

Together with a perpetual easement for ingress and egress over and across that part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 112 North, Range 18 West, Goodhue County, Minnesota, being a strip of land 33.00 feet in width, lying 16.50 feet on each side of the following described line centerline:

Commencing at the northwest corner of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 32 minutes 57 seconds East (assumed bearing) along the north line of said Southeast Quarter of the Northwest Quarter 89.12 feet to the point of beginning of the centerline to be described; thence South 02 degree 10 minutes 29 seconds West 804 feet, more or less, to the centerline of State Trunk Highway No. 19 and there terminating.

The side lines of said strip are to be shortened or prolonged to terminate on the centerline of State Trunk Highway No. 19 and the north line of said Southeast Quarter of the Northwest Quarter.

PROPOSED LEGAL DESCRIPTION PARCEL B

That part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 112 North, Range 18 West, Goodhue County, Minnesota, lying northerly of the centerline of State Trunk Highway No. 19 and westerly of the following described line:

Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 15 minutes 42 seconds West (assumed bearing) along the east line thereof 1081.10 feet; thence North 89 degrees 37 minutes 00 seconds West 910.68 feet; thence continuing North 89 degrees 37 minutes 00 seconds West 244.65 feet; thence North 05 degrees 51 minutes 13 seconds East 238.94 feet to the north line of said Southeast Quarter of the Northwest Quarter and the point of beginning; thence South 05 degrees 51 minutes 13 seconds West 238.94 feet; thence South 05 degrees 50 minutes 20 seconds West 582.04 feet, more or less, to the centerline of State Trunk Highway No. 19 and there terminating.

AND

That part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 112 North, Range 18 West, Goodhue County, Minnesota, lying northerly of the centerline of State Trunk Highway No. 19, EXCEPTING THEREFROM that part described as follows:

Commencing at the west quarter corner of said Section 13; thence 00 degrees 00 minutes 00 seconds, assumed azimuth being north along the west line of Section 13 a distance of 1022.94 feet to the point of beginning; thence 36 degrees 04 minutes 41 seconds 364.23 feet; thence 32 degrees 53 minutes 51 seconds 173 feet, more or less, to the shore line of the Cannon River; thence westerly along said shore line 308 feet, more or less, to the intersection with the west line of Section 13; thence 180 degrees 00 minutes 00 seconds along said west line 435 feet, more or less to the point of beginning.

Subject to a perpetual easement for ingress and egress over and across that part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 112 North, Range 18 West, Goodhue County, Minnesota, being a strip of land 33.00 feet in width, lying 16.50 feet on each side of the following described line centerline:

Commencing at the northwest corner of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 32 minutes 57 seconds East (assumed bearing) along the north line of said Southeast Quarter of the Northwest Quarter 89.12 feet to the point of beginning of the centerline to be described; thence South 02 degree 10 minutes 29 seconds West 804 feet, more or less, to the centerline of State Trunk Highway No. 19 and there terminating.

The side lines of said strip are to be shortened or prolonged to terminate on the centerline of State Trunk Highway No. 19 and the north line of said Southeast Quarter of the Northwest Quarter.

AREA OF PARCEL A IN NE 1/4 OF NW 1/4=25.1 ACRES±

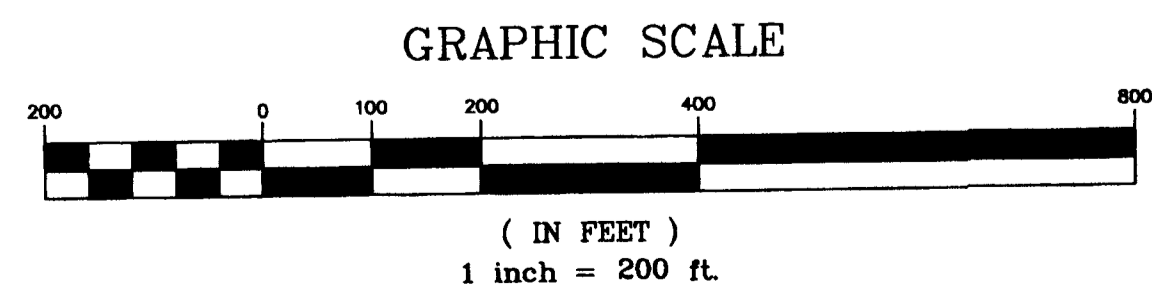
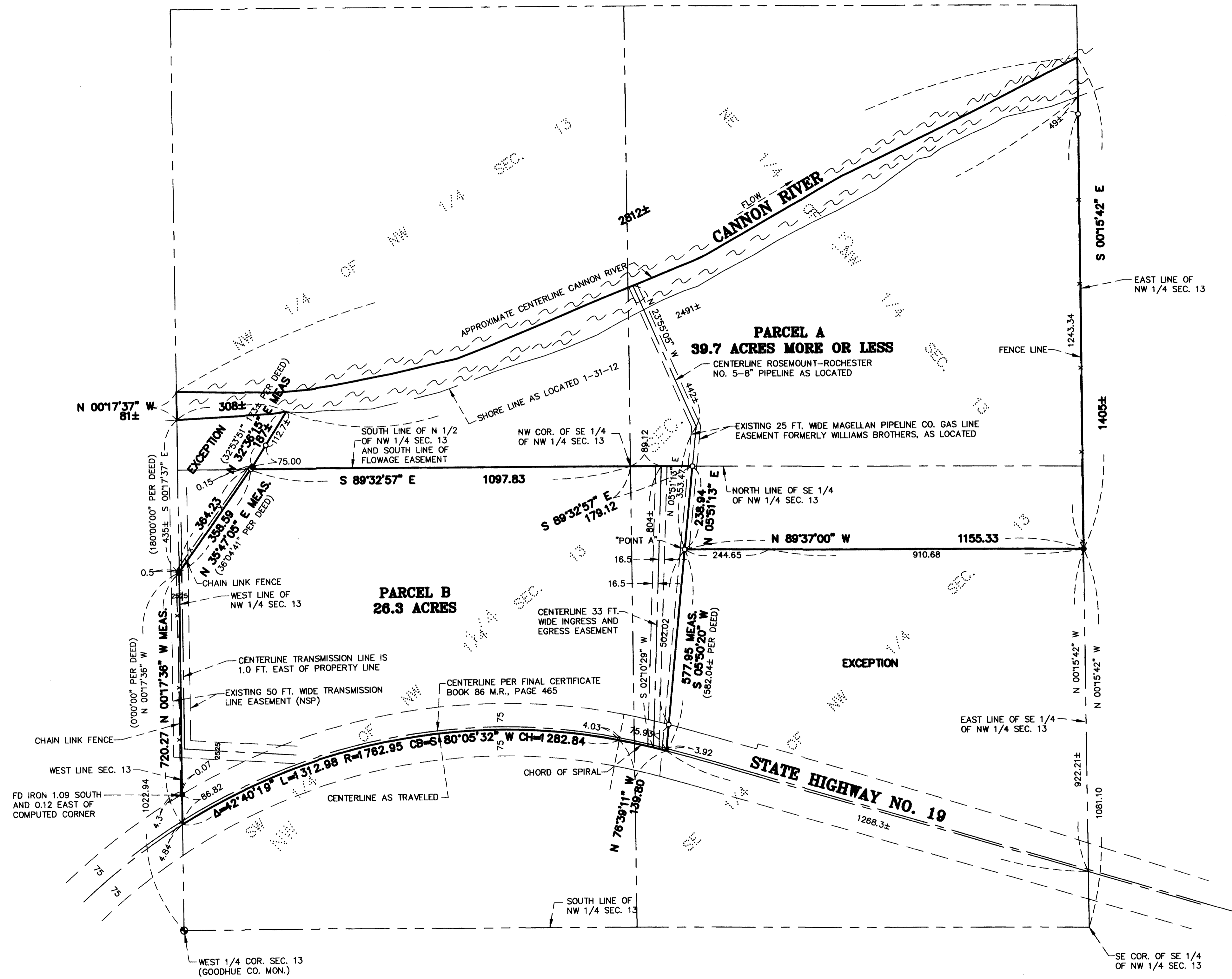
AREA OF PARCEL A IN SE 1/4 OF NW 1/4=6.2 ACRES±

AREA OF PARCEL A IN NW 1/4 OF NW 1/4=8.4 ACRES±

AREA OF PARCEL B IN SE 1/4 OF NW 1/4=2.5 ACRES±

AREA OF PARCEL B IN SW 1/4 OF NW 1/4=23.8 ACRES±

AREA OF EASEMENT=0.6 ACRES±



- DENOTES SET IRON PIPE WITH PLASTIC CAP MARKED RLS 16998
- DENOTES FOUND IRON
- DENOTES FOUND COUNTY ALUMINUM MONUMENT

SAMUELSON SURVEYING INC.

Cannon Falls Office
 1103 West Main Street
 Cannon Falls, MN. 55009
 PHONE: (507) 263-3274

Farmington Office
 401 Oak Street Suite A
 Farmington, MN. 55024
 PHONE: (651) 460-6660

V. Richard Samuelson
 Registered Land Surveyor

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

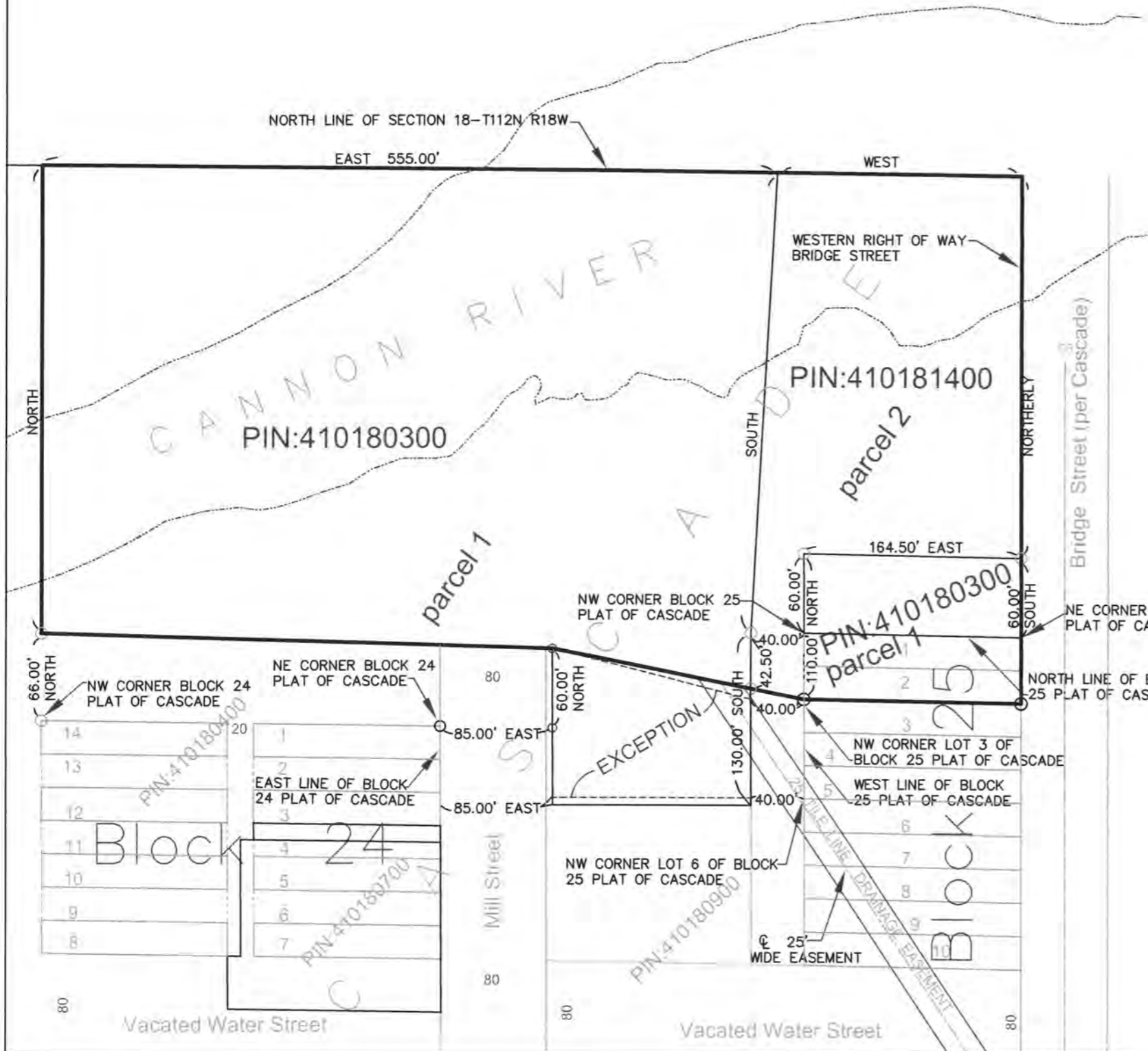
DATE 2/6/2012

V. Richard Samuelson Minnesota Reg. No. 16998

PARKS AND TRAILS COUNCIL OF MINNESOTA	
REVISIONS DATE 11/21/2012	BK: 51 PG. 72
2/23/2012 11/27/2012	SCALE: AS SHOWN
2/27/2012 11/29/2012	SHEET NO. 1 OF 1
11/14/2012	DWG NO.
ISSUED DATE 2/6/2012	CHECKED BY: VRS
	DRAWN BY: TDH

SEC 13-112-18 STANTON TWP
BOUNDARY SURVEY
GOODHUE COUNTY, MN

CERTIFICATE OF SURVEY



All that part of the following described tracts, to-wit:

Commencing at a point 66 feet North of the Northwest corner of Block 24 of Cascade, according to the plat thereof on file in the office of the Register of Deeds of said Goodhue County and running thence North to the North line of Section 18, Township 112 North, Range 18 West, thence East along said section line 555 feet, thence South to a point 40 feet West of the Northwest corner of Block 25 in said Cascade, thence South 130 feet, thence West to a point 85 feet East of the East line of said Block 24, thence North to a point 85 feet East and 60 feet North of the Northeast corner of said Block 24, thence West to place of beginning;

Also:

Block 25 in said Cascade, excepting Lots 3,4,5,6,7,8,9 and 10 thereof, and excepting a piece of land bounded as follows: Beginning at a point 40 feet West of the Northwest corner of Lot 3 in said Block 25, running thence South to a point 40 feet West of the Northwest corner of Lot 6 in said block, thence West to a point 85.00 feet East of the East line of Block 24 in said Cascade, thence North to a point 85 feet East and 60 feet North of the Northeast corner of said Block 24, thence East to the point of beginning.

Also:

Commencing at the Northwest corner of said Block 25 and running thence North 60 feet, thence East 164.50 feet, thence South 60 feet to the Northeast corner of said Block 25, thence West along the North line of said block to the place of beginning.

Parcel 2

That part of the plat of CASCADE, on file and of record in the Office of the County Recorder, Goodhue County, Minnesota, described as follows:

Commencing at a point 66 feet north of the northwest corner of Block 24 of said plat of CASCADE; thence running North to the north line of Section 18, Township 112 North, Range 18 West, Goodhue County, Minnesota; thence East along said north line of section 18 a distance of 555 feet to the point of beginning; thence South to a point 40 feet West of the northwest corner of Block 25 in said plat of CASCADE; thence South 42.5 feet to a line running westerly from the northwest corner of Lot 3, Block 25 to a point 85 feet east and 60 feet north of the northeast corner of Block 24; thence easterly along the above described line to the northwest corner of Lot 3, Block 25, thence North 110 feet along the west line of Block 25 and its northerly extension to a point 60 feet North of the northwest corner of Block 25; thence East 164.5 feet, to the westerly right of way of Bridge Street; thence northerly, along said westerly right of way to the north line of said Section 18; thence West, along said section line to the point of beginning.

Containing 1.38 acres, more or less.



SCALE: 1 inch=100 feet



PROJECT: Goodhue County Parcels in the Plat of Cascade
 LOCATION: Part of the NW Quarter Section 18,
 Township 112 North, Range 18 West, Goodhue County, MN.

GOODHUE COUNTY LAND USE:
 LAND SURVEY DEPARTMENT

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

Jeff Ekblad 5/5/2021
 JEFF EKBLAD
 MN License No. 45776 Date



Goodhue County Land Use Management

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

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

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

To: Planning Commission
From: Land Use Management
Meeting Date: May 17, 2021
Report date: May 7, 2021

Discussion: Retreat Centers

At the April 19, 2021 meeting the Planning Advisory Commission recommended denial of a Text Amendment to allow Retreat Centers as a Conditional/Interim Use in the A1 District. The County Board of Commissioners denied the Text Amendment request and requested the Planning Commission and staff review the language for Retreat Centers, Educational Farm Retreats and Bed and Breakfasts to determine whether these definitions/uses could be combined, eliminated and/or revised. The reason for the denial of the Text Amendment was to maintain the A1 District for intensive agricultural uses and direct Retreat Centers to the A2 or A3 Districts.

Staff has provided the Planning Commission with the definitions and performance standards for Retreat Centers, Educational Farm Retreats and Bed and Breakfasts and an analysis of the uses.

Attachments:

Compiled research
Article 10 Definitions and Article 11 Performance Standards
Table of Uses
[Goodhue County Zoning Ordinance](#)

Educational Farm Retreats:

- Added to Zoning Ordinance in 1999 for a single property owner.
- Since 1999 only 2 Educational Farm Retreats have been permitted in Goodhue County.
- Conditionally permitted in A1, A2 and A3 –located on an operating farm and visitors stay in the residence with property owners to learn about farm operations.

Retreat Centers:

- Added to Zoning Ordinance in 2006.
- Since 2006 4 Retreat Centers have been permitted in Goodhue County.
- Conditionally permitted in A2 and A3.

Bed & Breakfast Inns:

- Added to Zoning Ordinance around 1992.
- Several B&B permits since 1992.
- Conditionally permitted in A1, A2 and A3.

