



GOODHUE COUNTY MINNESOTA

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

Goodhue County Planning Commission
Government Center - Board Room
509 West 5th St, Red Wing MN 55066

Virtual Meeting Notice

Virtual Meeting Notice: The Goodhue County Board of Adjustment and Planning Advisory Commission will be conducting a joint meeting on November 15, 2021 beginning at 5:00 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/646542973> or calling 1-866-899-4679 beginning at 4:50 PM or any time during the meeting. Access Code: 646-542-973

Public Comments: Interested persons must submit comments by phone, in writing, or via email by noon on Monday, November 15, 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.

Call PAC Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. PAC Minutes: October 18, 2021 Meeting

Documents:

[MINUTES_OCTOBER2021_PAC_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: Request For Temporary Mobile Home To Be Converted To ADU Status

Request submitted by Rollin and Sharon Larson (Owners), to allow a temporary mobile home permitted in 2014 to be converted to ADU status. Parcel 42.022.1400. 15844 315th Street Welch, MN 55089. Part of the SE ¼ of the SE ¼ of Section 22 TWP 112

Range 16 in Vasa Township. A-2 Zoned District.

Documents:

[PACPACKET_LARSON.PDF](#)

Adjourn

LUM Department 2021 Annual Review

Documents:

[GOODHUE COUNTY_2021.PDF](#)

Other-Discussion

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

Goodhue County Land Use Management

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

**PLANNING COMMISSION
GOODHUE COUNTY, MN
October 18, 2021 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Vice Chair Darwin Fox both virtually and in person at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present virtually via GoToMeeting: Todd Greseth and Chris Buck

Commissioners Present in person: Richard Miller, Darwin Fox, Howard Stenerson, Carli Stark and Richard Nystuen

Commissioners Absent: Marc Huneke and Tom Gale

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

1. Approval of Agenda

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

Motion carried 7:0

2. Approval of Minutes

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

Motion carried 7:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. PUBLIC HEARING: Request for CUP for Non-Metallic Mineral Extraction Facility (Richard O'Brien and Sheila O'Brien Trusts)

Request for CUP, submitted by Richard O'Brien and Sheila O'Brien Trusts (Owners) for a Non-Metallic Mineral Extraction Facility. Proposed activities include a sand/aggregate pit and associated processing/transport equipment and facilities.

Pierret presented the staff report and attachments.

Commissioner Stenerson asked how many acres does the ordinance allow to be open at one time.

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Hanni answered that it is 40 acres.

Commissioner Stenerson questioned the feedlot setup; noted it appears to be close to the mine.

The applicant stated it was just inspected two weeks ago; there is not a large lagoon at the site and it will not negatively effect the mining operation.

Vice Chair Fox Opened the Public Hearing

Commissioner Miller stated the Pine Island township is in agreement of this project and sees it to be a good use for this property.

Pierret said she received an email from Mike Krause, owner of CJ Auto Sales, located across the road from the proposed facility. Kraus has two main concerns; dust control as he has a car lot with 70-100 vehicles for sale, and also the amount of traffic that will be affecting the area.

Pierret replied to Mr. Krause's email, stated the dust would be controlled by use of berms, vegetation, and the height of the stock piles being limited to 35 feet. The access road to the pit will be located west of Mr. Krause's property with a secondary entrance proposed across from his property. Traffic leaving the pit will be routed to the east southeast to the Olmsted County 31 / HWY 52 interchange to avoid a residential area of Pine Island at the request of the city. Mike Krause appreciated the main access point was not directly across from CJ Sales.

3After Vice Chair Fox called three times for comments it was moved by Commissioner Stenerson and seconded by Commissioner Nystuen to close the Public Hearing.

Motion Carried 7:0

Commissioner Stenerson asked the kind of sand the property consisted of.

Chris Priebe with G-Cubed Engineering stated they did three borings down to 50 feet, and at 34 feet there was water; noting there could be some pockets of material they do not use.

Hanni confirmed the mineral extraction facility operation sites are limited to no more than forty acres of exposed or uncovered ground at any one time.

Commissioner Nystuen questioned if there was an estimated number of years the mine would be in operation.

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Priebe replied 25-30 years.

Commissioner Stenerson questioned if they would do the restoration as they go. Stated the bond is estimated at approximately \$6300 per acre for restoration; asked if there should be consideration of open acre bond that would be assessed each year as opposed to a \$240,000 bond up front.

Commissioner Nystuen questioned who would maintain the bond.

Commissioner Stenerson replied each year a report needs to be filed with the county, each year it would be reassessed.

Vice Chair Fox asked how the bond amount was figured.

Pierret said the bond amount was proposed by the applicant. There is not a specific requirement for the bond amount, but the ordinance does state that bonds shall be for a minimum of one year and shall include a provision for notification to the County at least thirty days prior to cancellation or non-renewal. Pierret further stated that a lot of the mining projects operating right now do not have a restoration plan or bonds on them; this is only the second mining CUP that requires a bond since the ordinance change. Therefore further discussion on the specifics of the bond issue can be addressed by County Board or PAC.

Commissioner Stenerson further discussed progressive restoration of the pit.

Pierret replied we can update our database with a reminder each year to be sure the bonds are in place, and to be sure they are for the correct amount. The ordinance does state the sum of the bond is to be determined by the board; so if the commission would like to make a recommendation to the County Board, they may do so.

Commissioner Miller suggested requiring the \$240,000 bond now, then reducing the amount to \$6300 per acre as it is restored.

4It was moved by Commissioner Miller and seconded by Commissioner Greseth 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 **APPROVE** the request from Richard O'Brien and Sheila O'Brien Trusts (Owners) for a Conditional Use Permit to establish a Non-Metallic Mineral Extraction Facility. Subject to the following conditions:

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1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Hours of Operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 12:00 p.m. Saturday. Any exceptions must comply with Article 14, Section 6, Subd. 4;
3. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations. Evidence shall be provided to the County of all required permits prior to the start of Mining Operations;
4. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 14 Mineral Extraction and Article 21 Agricultural Protection District;
5. Site Reclamation after completion of mineral extraction shall be performed according to submitted plans, specifications, and narrative in accordance with Article 14 Section 6 Subd. 4S;
6. The operation shall be annually registered with Goodhue County in accordance with Article 14 Section 6 Subd. 2;
7. Security. The applicant/owner (Richard O'Brien and Sheila O'Brien Trusts) of the properties on which the mineral extraction is occurring, shall post a letter of credit, bond, or cash escrow of \$240,000. If the required Security is provided in the form of a "Letter of Credit" or a "Performance Bond", it shall be subject to review and approval by the County Attorney prior to the start of Mining Operations. Goodhue County shall be listed as the eligible party to access the Security to reimburse the following costs upon failure of the Applicant/Owner to comply with requirements of this Conditional Use Permit;
8. Mineral Extraction and related activities are limited to the 38.96 acres as legally described on the Certificate of Survey for Bruening Rock Products O'Brien Sand Pit (Sheet 1B); and
9. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to constructing any structures on the property.
10. The Applicant shall obtain approval for access to White Pines Road SE from the City of Pine Island and submit said approval to the County Zoning Administrator prior to beginning mining operations.

Motion Carried 6:1 (Stenerson opposed)

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

Request for CUP, submitted by Impact Power Solutions (Applicant) and the Heimer Family Trust (Owner), for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System occupying approximately 8.24 acres.

Koberoski presented the staff report and attachments.

Commissioner Stenerson stated this is an expired permit that is being reapplied for, and asked what changes have been made from the original application.

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Pierret referred to the maps that were prepared by staff, the project layout has flipped and now runs north to south, and has increased in size from 2020; it will be on the 2 parcels instead of just the 10 acre property.

Commissioner Stark questioned if Impact Power Solutions had other solar gardens in Goodhue County.

Brian Keenan with Impact Power Solutions answered they do have several other solar gardens in the county, including one in Mazeppa and in Pine Island, but was unsure of the total number of them in the area.

Commissioner Stark asked if any of them were larger than 1-Megawatt.

Keenan replied they were not. He said the rules with the Xcel Energy program is they are limited to 1-Megawatt systems. Keenan also indicated the previous application expired and was with Novel Energy, not Impact Power Solutions. They developed a new plan with the Heimer's, and is now 1.75 acres larger and is 1-Megawatt instead of 0.5-Megawatts.

Commissioner Stenerson asked for clarification on the bond, if it would be between Goodhue County and the Heimers' or Impact Power Solutions and the Heimers'.

Pierret replied Staff reached out to the Applicant regarding the bond and relayed to them the bond would need to be between them and the property owners, not the County.

Keenan commented the last condition of the staff recommendation states the CUP would expire in 30 years from the date of approval, but the lease that they have with the Heimers' ends is 35 years; in other jurisdictions the sunset provision is not allowed under state law with the use of conditional use permits. Questioned if the last condition of the staff recommendation could be changed to 35 years instead of 30 years or be omitted.

Pierret stated that an Interim Use Permit (IUP) is used in a case where there is an expiration date, however Goodhue County has been issuing CUPs with sunset provisions for solar projects for at least 3 years. It is up to the PAC and the County Board if they would like to amend condition 11 to the 35 year expiration, or if the condition should be removed.

Keenan stated he would like the provision to read 35 years, as the permit with the Heimer's is stated as such.

Commissioner Stark questioned if there was a statute or court case indicating the sunset provision was not allowed for a CUP.

Keenan replied it is Minnesota Statute 462-3595.

Hanni said staff has brought solar permits to the Board as CUPs because the solar companies were not getting financing under IUPs. The project can be defined as an interim use because there is an identifiable expiration date.

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Commissioner Stark stated the statute reads the provision should remain in affect as long as the conditions agreed upon are observed unless the ordinance has changed. Therefore to be in compliance with the statute, you would have to take off the 30 years.

Commissioner Greseth questioned why we would change the number of years from 30-35 years. Asked if this would bring other solar garden operators back to the PAC to increase their expiration dates.

Commissioner Stark suggested checking with the county attorney to see if this could be changed, or if it contradicts the statute.

Hanni suggested calling it an Interim Use Permit (IUP), instead of a Conditional Use Permit, and leave it to the solar company to figure how they would like to do their financing. If we call it an IUP, then it can have a timeline per statute.

Vice Chair Fox Opened the Public Hearing

Commissioner Miller stated the Pine Island Township is in complete support of this solar garden.

5After Vice Chair Fox called three times for comments it was moved by Commissioner Stenerson and seconded by Commissioner Miller to close the Public Hearing.

Motion carried 7:0

Commissioner Stenerson asked Commissioner Miller if the commission changed it from 30 years to 35 years, if the township would have issue with that change.

Commissioner Miller stated there needs to be a termination point in these projects, and there needs to be a bond in place that specifies who the bond agreement involves.

It was moved by Commissioner Stenerson 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;

Recommend that the County Board of Commissioners **APPROVE** the request subject to 11 conditions, with the 11th condition changed to 35 years.

Motion failed due to lack of a second.

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

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

Recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by Impact Power Solutions (Applicant) and Heimer Family Trust (Owners) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.24 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 Impact Power Solutions shall be established prior to Building Permit approval;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall work with the Goodhue 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;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Parcels 39.011.0100 and 39.011.0200 shall be combined into one legal parcel prior to building permit submittal;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agricultural Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations; and
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Motion carried 6:1 (Stark opposed)

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Other Discussion

Staff indicated they would review the statutes brought up at the meeting and provide information to the PAC at their next meeting and to the County Board.

Pierret noted the November 15th PAC Meeting will be a joint meeting with the BOA. However, there are no agenda items at this point for the PAC.

7ADJOURN: Motion by Commissioner Stark and seconded by Commissioner Nystuen to adjourn the Planning Commission Meeting at 7:30 p.m.

Motion carried 7:0

Respectfully Submitted,

Kathy Bauer, Zoning Administrative Assistant

¹APPROVE the PAC meeting agenda.

Motion carried 7:0

²APPROVE the previous month's meeting minutes.

Motion carried 7:0

³Motion to close the Public Hearing

Motion carried 7:0

⁴APPROVE the CUP request from Richard & Sheila O'Brien Trust for Non-Metallic Extraction Facility

Motion carried 6:1

⁵Motion to close Public Hearing

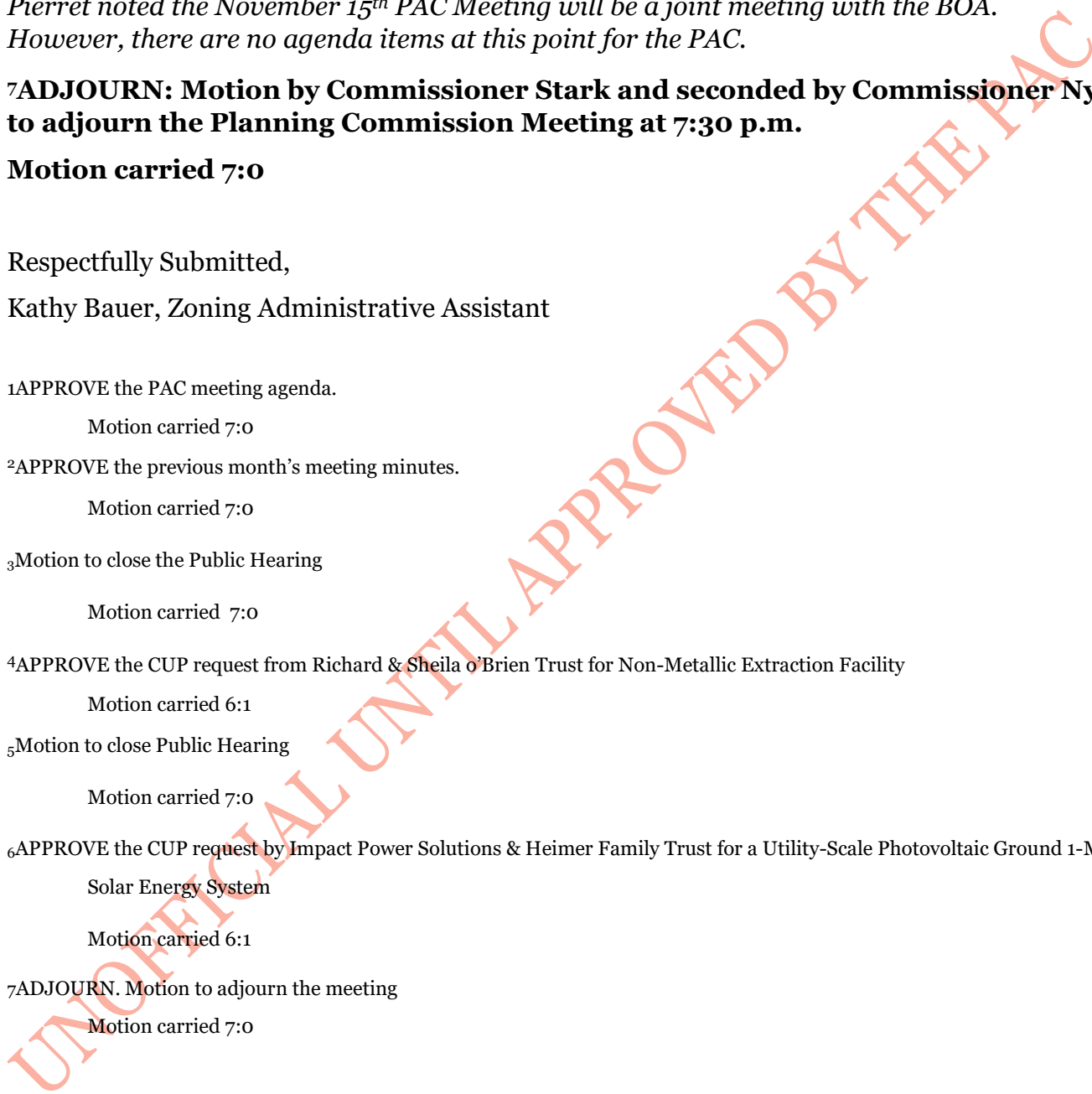
Motion carried 7:0

⁶APPROVE the CUP request by Impact Power Solutions & Heimer Family Trust for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System

Motion carried 6:1

⁷ADJOURN. Motion to adjourn the meeting

Motion carried 7:0



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: November 15, 2021
Report date: November 4, 2021

PUBLIC HEARING: Request for Temporary Mobile Home to be Converted to ADU Status

Request submitted by Rollin and Sharon Larson (Owners), to allow a temporary mobile home permitted in 2014 to be converted to ADU status.

Application Information:

Applicant: Rollin and Sharon Larson (Owners)
Address of zoning request: 15844 315th ST Welch, MN 55089
Parcel(s): 42.022.1400
Abbreviated Legal Description: Part of the SE 1/4 of the SE 1/4 of Section 22 TWP 112 Range 16 in Vasa Township
Township Information: Vasa Township signed acknowledgement of a variance request on October 12, 2021, and provided a narrative regarding the history of the dwelling with no objections to the request.
Zoning District: A2 (Agriculture District)

Attachments and links:

Application and submitted project summary
Site Map(s)
IUP 14-CU09
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Summary:

The Applicants own a 10-acre parcel in Section 22 of Vasa Township and desire to re-classify the existing mobile home from “Temporary Mobile Home for Health Care Reasons” to an Accessory Dwelling Unit. An Interim Use Permit for the mobile home was approved by the Goodhue County Board in 2014 subject to the condition that “The Interim Use Permit will expire upon transfer of property and the dwelling will need to be removed prior to the recording of the deed for transfer”. The Applicants have entered into a Contract for Deed for their son, Daniel Larson, to purchase the property while maintaining the existing mobile home on the property. To achieve compliance with the existing IUP and current Zoning Ordinance, the mobile home must be permitted as an Accessory Dwelling Unit instead of a Temporary Mobile Home.

In 2017 the County amended the Zoning Ordinance to allow a second, “accessory”, dwelling unit on the same parcel as a principal dwelling subject to performance standards. ADU performance standards include the provision that any dwelling units permitted as temporary dwelling units that request to be converted to ADU status must have a public hearing at the PAC and be approved by the County Board.

Project Summary:

Property / Building Information:

- The subject property is approximately 10-acres and currently contains the principal dwelling, mobile home, and various outbuildings.

- The existing mobile home was established on the property in 2014 upon approval of an Interim Use Permit for health care reasons. Goodhue County Building Permits staff does not have a building permit on file for the establishment of the mobile home. Goodhue County Environmental Health staff do not have records of a septic compliance inspection for property transfer as required. Staff recommends the PAC add conditions to the approval of this request that appropriate Building Permit and Environmental Health permits be applied for and approved.

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 ADU 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 mobile home is already established on the property and is utilizing existing utilities.
2. The establishment of the proposed ADU is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The ADU would be located within a section of Vasa Township considered “full” for dwelling development (12 dwellings where a maximum of 12 dwellings are allowed). ADUs do not count towards the number of dwellings within the section.
3. A review of the applicant’s submitted project summary indicates adequate utilities, access roads, drainage and other necessary facilities are available to accommodate the proposed use. Appropriate septic permitting should be submitted to the County to maintain the mobile home on the property.
4. Adequate off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance’s parking requirements is currently provided on site.
5. The reclassification will not result in offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance.

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

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

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

Recommend that the County Board of Commissioners **APPROVE** the request from Rollin and Sharon Larson to allow a temporary mobile home to be converted to ADU status.

Subject to the following conditions:

1. A building permit should be obtained by the Applicants to verify the mobile home is in compliance with the building code;
2. A completed septic permit application(s) for both the primary dwelling and ADU must be submitted to the Goodhue County Environmental Health Department by May 1, 2022;
3. Upon approval, IUP 14-CU09 shall be revoked and replaced with this request.

GOODHUE COUNTY ADU PUBLIC HEARING APPLICATION

Parcel # 42.022.1400

Permit# 721-6057

PROPERTY OWNER INFORMATION

Last Name <u>Larson</u>	First <u>Sharon</u>	Email:
Street Address <u>15844 315th ST</u>	Phone	
City <u>Welch</u>	State <u>MN</u> Zip <u>55089</u>	Attach Legal Description
Authorized Agent	Phone	
Mailing Address of Landowner: <u>Same</u>		
Mailing Address of Agent:		

PROJECT INFORMATION

Site Address (if different than above): <u>Same</u>	RECEIVED NOV 1 2021
Lot Size <u>10 acres</u> Structure Dimensions (if applicable)	

Date of Approval of Original Temporary Dwelling Unit CUP/IUP
10-7-2014 Doc # A61984

Land Use Management

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: Sharon A. Larson Date 11/1/21

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	Title	Date
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Comments:

COUNTY SECTION Fee waived by Zoning Administrator - Variance
 COUNTY FEE \$350 RECEIPT # _____ DATE PAID _____ paid for 721-050

Applicant requests ADU Public Hearing pursuant to Article 11 Section 31 Subdivision 1 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:

Larson Variance Request

There was a variance approved for this property allowing an accessory dwelling for medical reasons before the ordinance was changed.

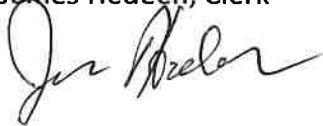
The existing accessory dwelling is 115' from the home, 15' more than the current ordinance allows.

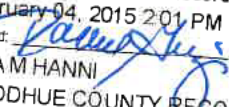
As both dwellings are well established the Larsons are asking for a variance from the existing ordinance allowing a spacing of 115' between structures. It would be a hardship for the Larsons to move the accessory building to meet the new ordinance.

The Vast Township Board has no objections to this request.

Rick Samuelson, Chairman

James Hedeem, Clerk

A handwritten signature in black ink, appearing to read "Jim Hedeem", written in a cursive style.

Certified, Filed, and or Recorded on:
February 04, 2015 2:01 PM
Signed:  Deputy
LISA M HANNI
GOODHUE COUNTY RECORDER
Fee Amount: \$46.00

**STATE OF MINNESOTA
COUNTY OF GOODHUE**

**COUNTY BOARD
CONDITIONAL USE PERMIT PROCEEDINGS
FILE NO. 14-CU09**

In the matter of: Rollin and Sharon Larson

A request for an Interim Use Permit submitted by Rollin and Sharon Larson to allow a temporary mobile home for health care reasons. A public hearing was held by the Goodhue County Planning Committee on the 15TH day of September, 2014 on a petition for an interim use permit pursuant to Goodhue County Zoning Ordinance.

PROPERTY ADDRESS: 15844 315th St, Welch MN 55089

Mailing Address: Same

PARCLE NO. 42-022-1400

LEGAL DESCRIPTION: SEE ATTACHED "EXHIBIT A"

The above entitled matter came before the Goodhue County Board on the 7th day of October, 2014 on a petition for a conditional use permit pursuant to Goodhue County Zoning Ordinance.

IT IS ORDERED that the Interim Use Permit for Rollin and Sharon Larson allow a temporary mobile home for health care reasons is hereby approved with the following conditions:

1. The Interim Use Permit will expire upon transfer of property and the dwelling will need to be removed prior to recording of the deed for transfer.
2. The dwelling will be removed when the need for medical assistance is no longer required.
3. A building permit will be obtained prior to placing the dwelling onto the property.
4. Completion of all necessary state and federal permits.

Date signed: 2/3/15


Chairperson
Goodhue County Board of Commissioners

that there will be no unreasonable adverse impact on the neighbors from the noise, traffic, trespass, light or other impacts deemed relevant by the County.

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

Section 31. ACCESSORY DWELLING UNITS (ADUS)

Subd. 1. Accessory Dwelling Units (ADUs) are dwelling units that are accessory to a primary dwelling unit and are on the same tax parcel of land as the primary dwelling unit.

- A. An ADU can be either:
 - 1. Attached to, or within the primary dwelling unit; or
 - 2. Located within 100 feet of the primary dwelling unit on the same tax parcel as the primary dwelling unit.
- B. ADU's must have separate kitchen and bathroom facilities
- C. Only one (1) ADU is permitted per primary dwelling site tax parcel
- D. The ADU cannot be separated from the primary dwelling tax parcel
- E. Dwelling units that were permitted as temporary dwelling units that request to be converted to ADU status must have a public hearing at the PAC and approved by the County Board.

Subd. 2. Performance Standards

- A. Setbacks: The ADU must meet all district setbacks for structures

- B. Size: An ADU cannot exceed the size of the primary dwelling
- C. The ADU will be required to obtain all necessary permits, including Zoning, Building, Well, and SSTS

Section 32. ABANDONED HOMESTEADS

Subd. 1. To qualify as an Abandoned Homestead, a site shall satisfy the following criteria:

- A. Clear, physical evidence of a dwelling, and
- B. A distinct yard containing features such as fencing, windbreaks, or other readily apparent features characteristic of a previously established homestead.

Subd. 2. Abandoned Homestead dwelling reestablishments shall comply with the following standards:

- A. The parcel shall meet the minimum size regulations, yard requirements, road access standards, Bluffland ,Shoreland , and Floodplain requirements, and
- B. The reestablished dwelling shall be sited as near to the location of the abandoned dwelling foundation as practical, and
- C. An approval for reestablishment of a dwelling as an Abandoned Homestead site shall expire and be considered null and void one (1) year after the approval date if the use has not been established.

Section 33. CONTRACTORS YARD

Subd. 1. Contractors Yards shall comply with the following standards:

- A. The minimum parcel size shall be 3 acres and shall meet road access standards.
- B. The site shall not be located within Shoreland, Floodplain, or Blufflands.
- C. Materials, structures, and operations associated with the Contractors Yard shall be located a minimum of 100 feet from adjacent neighboring dwellings existing at the time of permit application.
- D. Non-Resident Employees, except designated office or shop personnel, may occupy the site only for the purpose of gathering equipment and supplies, necessary fabrication, or general maintenance.
- E. There shall be no on-site retail sales. The sale of incidental stock-in-trade shall not be considered retail sales.
- F. Exterior storage of materials, vehicles, and equipment may require screening from public view.
- G. The routes and conditions of local transportation networks will be part of the review process to determine if they are capable of supporting the proposed use without appreciably diminishing traffic safety along primary access routes. When appropriate, the applicant shall bear the costs of required dust mitigation measures.

MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
November 15, 2021

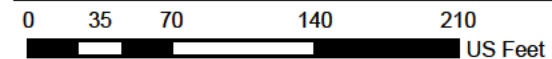
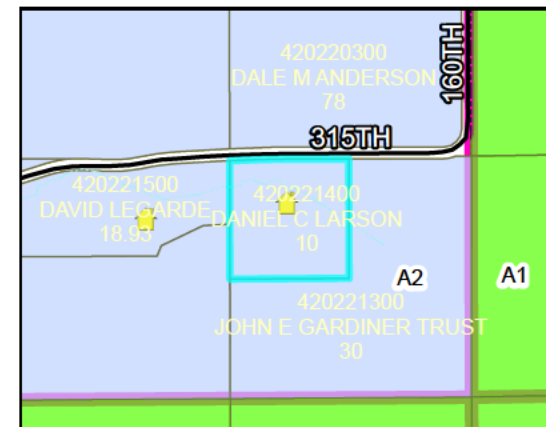
Rollin & Sharon Larson (Owners)
A2 Zoned District

Part of the SE 1/4 of the SE 1/4 of Section
22 TWP 112 Range 16 in Vasa Township

Request to allow a temporary mobile
home permitted in 2014 to be converted
to ADU status

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

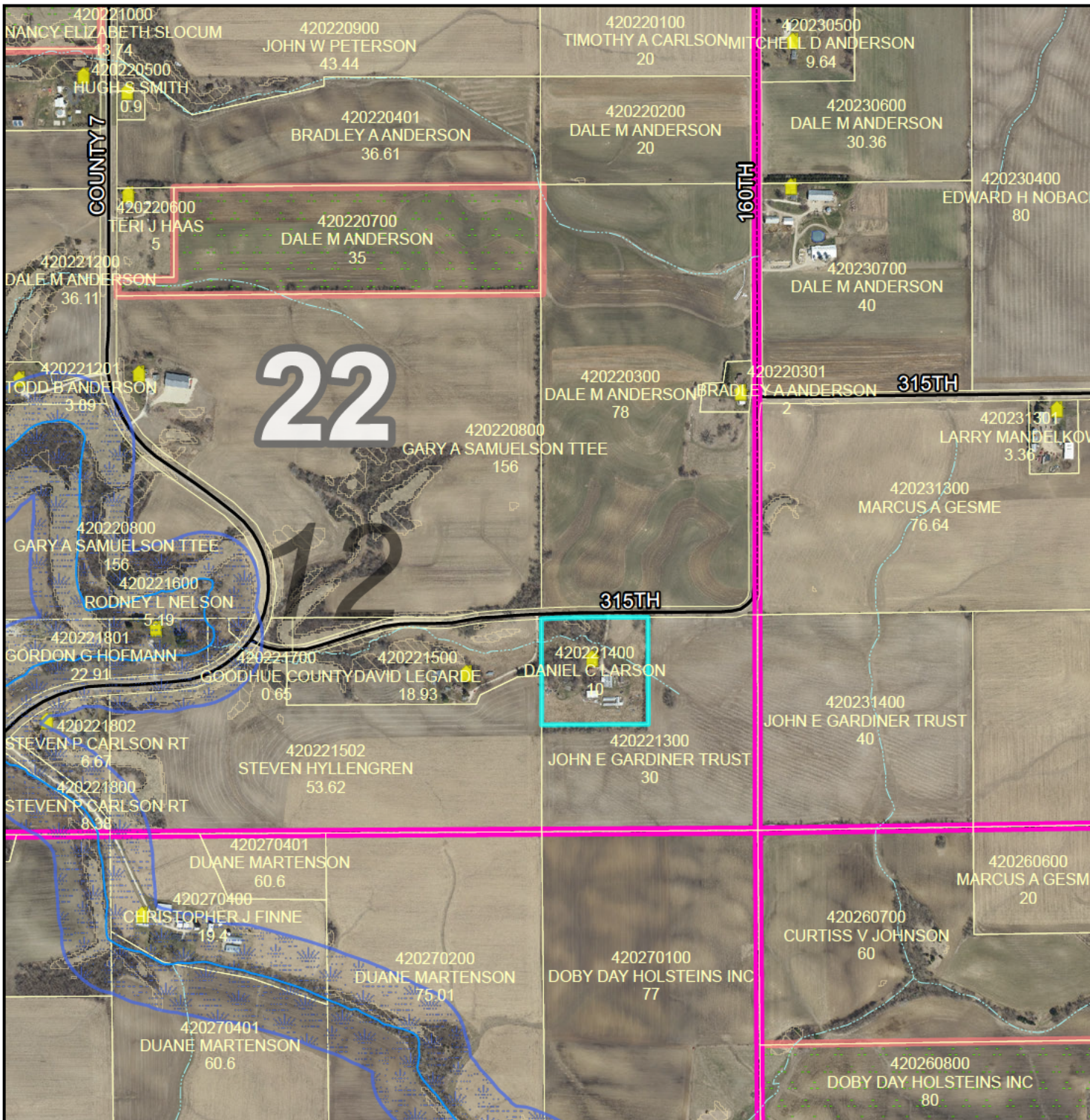


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2020 Aerial Imagery
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MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
November 15, 2021

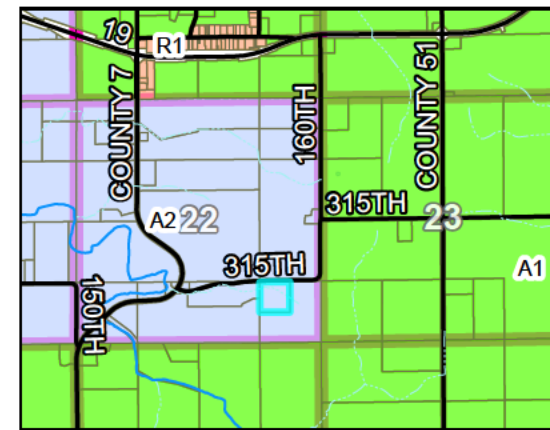
Rollin & Sharon Larson (Owners)
A2 Zoned District

Part of the SE 1/4 of the SE 1/4 of Section
22 TWP 112 Range 16 in Vasa Township

Request to allow a temporary mobile
home permitted in 2014 to be converted
to ADU status

Legend

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



0 335 670 1,340 2,010 US Feet

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MAP 03: ELEVATIONS



BOARD OF ADJUSTMENT

Public Hearing
November 15, 2021

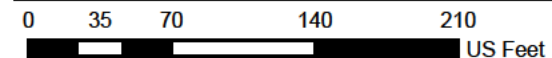
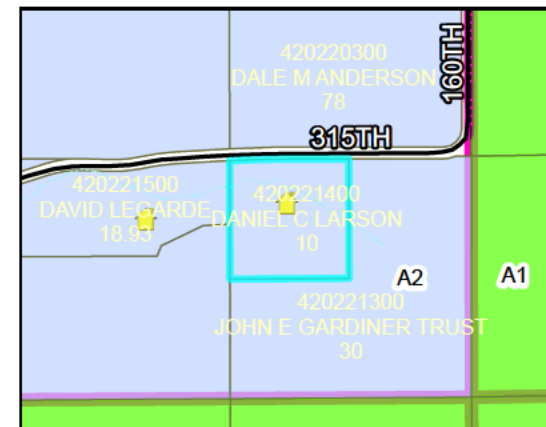
Rollin & Sharon Larson (Owners)
A2 Zoned District

Part of the SE 1/4 of the SE 1/4 of Section
22 TWP 112 Range 16 in Vasa Township

Request to allow a temporary mobile
home permitted in 2014 to be converted
to ADU status

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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2020Aerial Imagery
Map Created November, 2021 by LUM

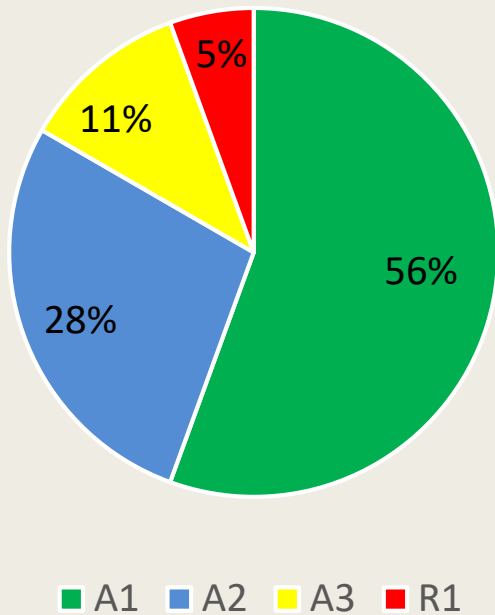




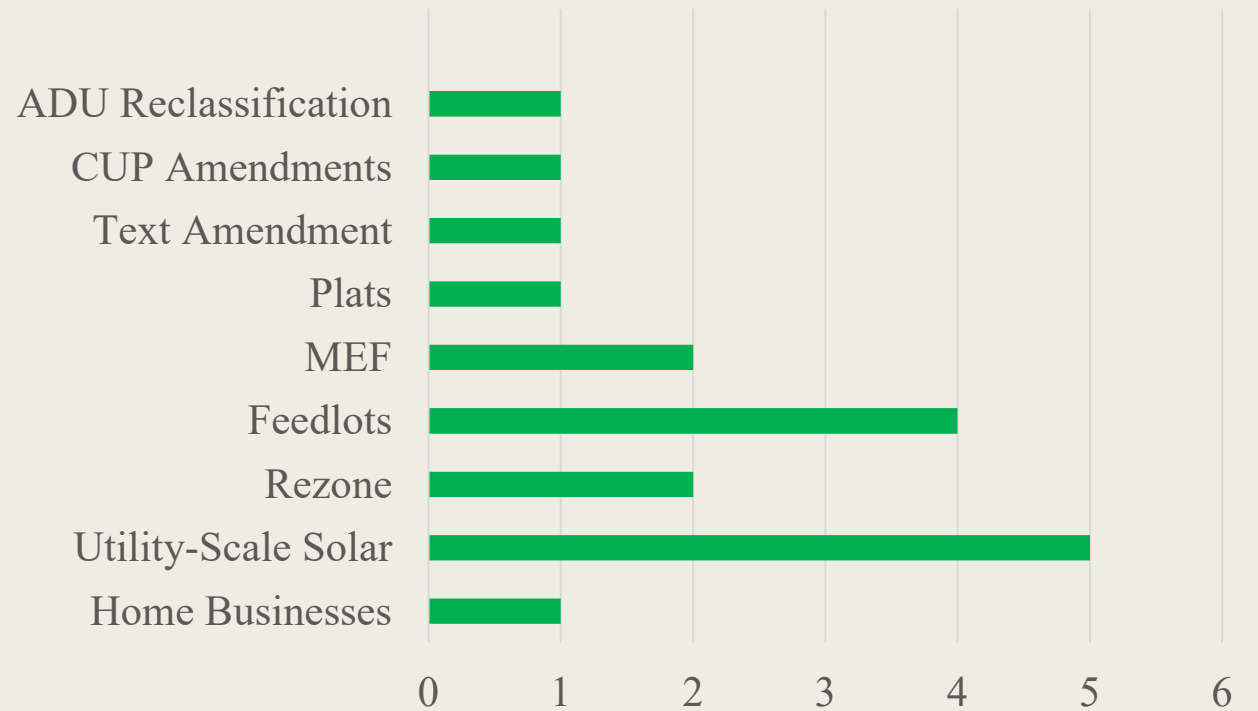
GOODHUE COUNTY
ZONING REVIEW 2021

Planning Commission

Requests by Zone

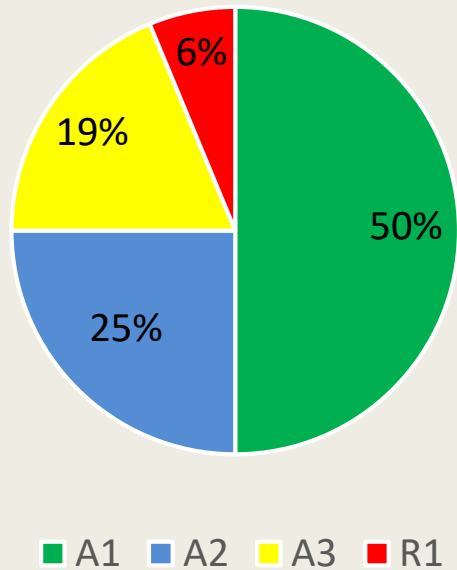


Requests by Type

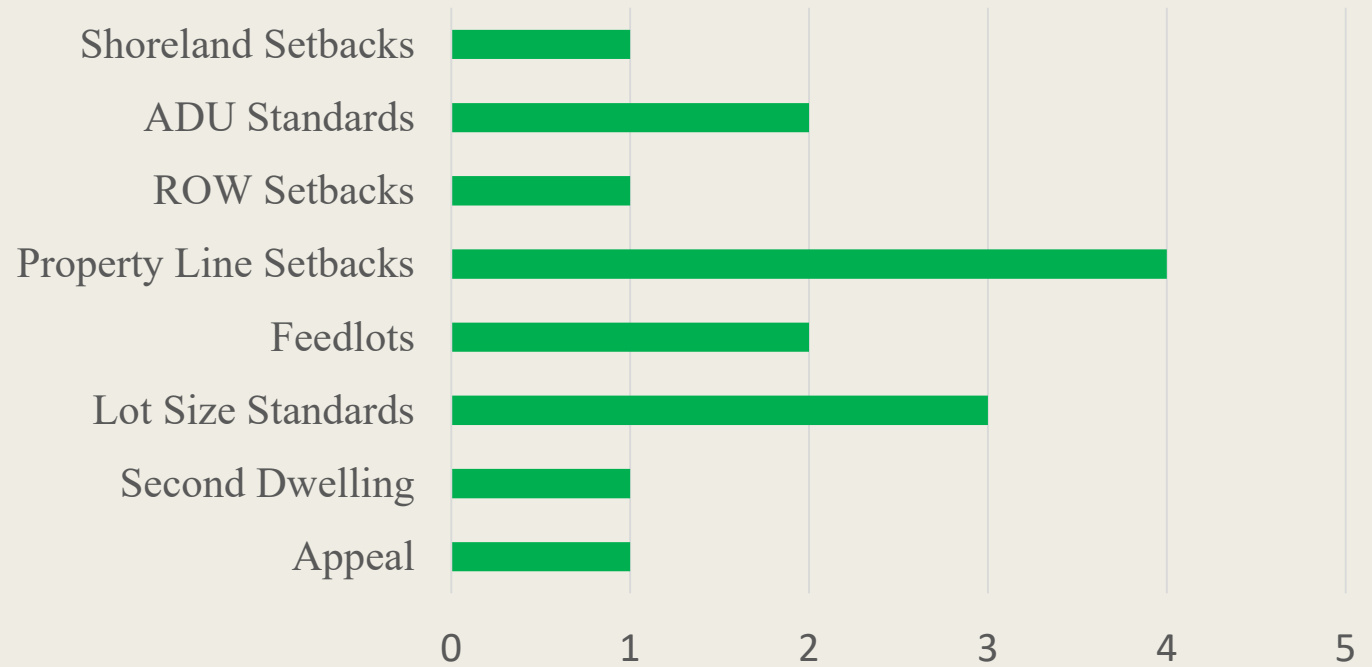


Board of Adjustment

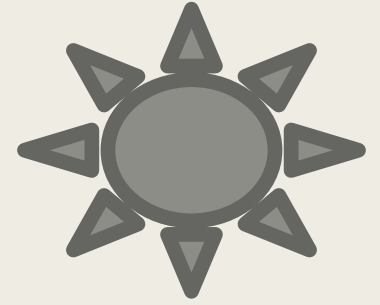
Requests by Zone



Requests by Type

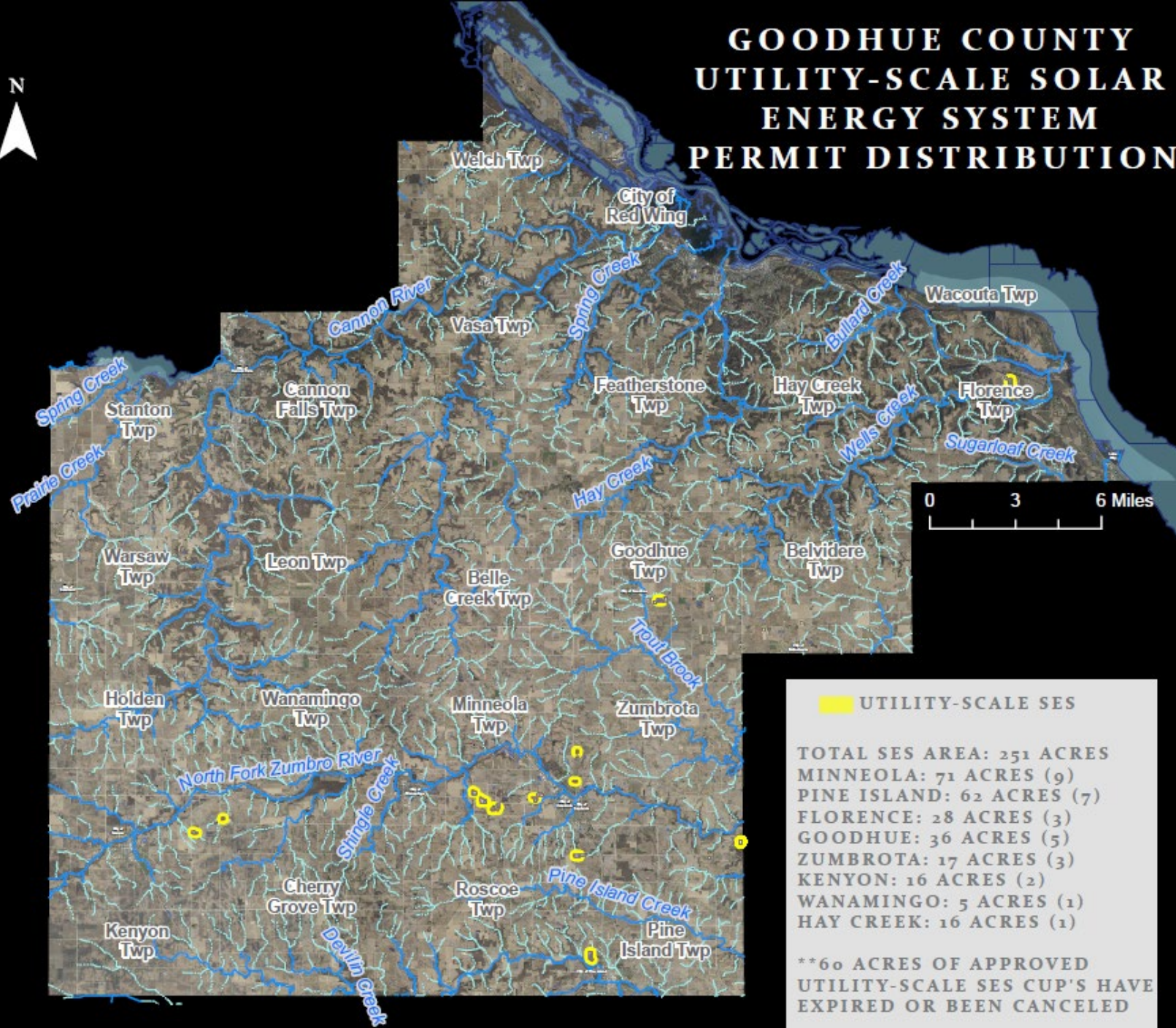


Solar Permit Update



- The Planning Commission approved 5 new solar projects in 2021, which is the same number of approvals in 2020.
- Staff has been informed of a large project in Pine Island Township; however the size and scope will most likely push permitting to the state level.
- There are 3 potential requests for solar projects in Hay Creek Township being proposed at the old quarry.

GOODHUE COUNTY UTILITY-SCALE SOLAR ENERGY SYSTEM PERMIT DISTRIBUTION



Ordinance Updates

- Considered Allowing Retreat Centers as a Conditional/ Interim Use in the A1 District
- Updating Table of Uses for Business and Industrial Districts
- Revising Article 11, Sections 15 – 17
 - Sect 15: Off-Street Loading and Unloading Requirements*
 - Sect 16: Off-Street Parking Requirements*
 - Sect 17: Sign Regulations*

