



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

6:00 PM Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. April 18, 2022 PAC Minutes

Documents:

[MINUTES_APRIL2022_PAC_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: CUP Request For Kennel

Request for CUP, submitted by Mark and Kim Klamfoth (owners) to establish a kennel/dog boarding facility for up to 40 dogs within an existing structure. Parcel 34.024.0501. 29645 County 5 BLVD Red Wing, MN 55066. Part of the NW ¼ of the SE ¼ of Section 24 TWP 112 Range 14 in Hay Creek Township. A-2 Zoned District.

Documents:

[PACPACKET_KLAMFOTH.PDF](#)

Other-Discussion

Adjourn

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

Goodhue County Land Use Management

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

**PLANNING COMMISSION
GOODHUE COUNTY, MN
April 18, 2022 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Carli Stark.

Roll Call

Commissioners Present: Tom Gale, Richard Miller, Darwin Fox, Chris Buck, Howard Stenerson, Todd Greseth, Carli Stark, Richard Nystuen, and Marc Huneke.

Commissioners Absent: None

Staff Present: Land Use Director Lisa Hanni, Zoning Administrator Samantha Pierret, and Zoning Assistant Alexandra Koberoski

1. Approval of Agenda

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

Motion carried 9:0.

2. Approval of Minutes

²Motion by Commissioner Nystuen; seconded by Commissioner Huneke 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. TABLED: Conservation Subdivision Plat (Hinrichs)

Request submitted by Laurie Hinrichs (owner) for Preliminary and Final Plat approval of the proposed "Hinrichs Subdivision" to rezone 40.0 acres and create a one lot Conservation Subdivision District on the property currently zoned A-1 (Agricultural Protection District). Parcel 39.008.2601. TBD 195th AVE Zumbrota, MN 55992. Part of the E 1/2 of the SW 1/4 of Section 08 TWP 109 Range 15 in Pine Island Township.

³It was moved by Commissioner Fox and seconded by Commissioner Miller for the Planning Advisory Commission to take the Hinrichs Conservation Subdivision Plat request off the table.

Motion carried 9:0

Pierret presented the updated staff report and attachments.

Commissioner Stenerson requested clarification on the number of acres that would be included within the Conservation Easement.

Hanni responded that 20 of the 40 acres would be protected via the Conservation Easement.

Commissioner Stenerson asked if more houses could be added to the property after the Conservation Subdivision plat was approved.

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Hanni replied that the only buildable lot would be the one proposed on the plat, and no other building sites are being proposed.

Commissioner Fox asked for Pine Island Township's involvement with the proposal.

Pierret replied that Pine Island Township will need to sign the plat prior to recording, and also sign off on the building permit for any new structures to be established on the property.

Commissioner Miller asked if the Conservation Subdivision Ordinance could be modified to require a minimum number of dwellings.

Hanni noted that this option was considered during ordinance development, however it was rejected due to the difficulty in enforcing a minimum number of lots on properties with restrictive topographical features and the possibility of resistance from surrounding property owners. She went on to explain the Conservation Subdivision was initially adopted with the intent of being less regulatory and restrictive.

Commissioner Stenerson asked if there was a 500-foot buffer between Lot 1 and the Perry's hunting property to ensure the Perry's can hunt on their land.

Pierret confirmed the proposed dwelling on Lot 1 can meet the 500-foot setback.

Commissioner Stenerson asked if the land contained within the Conservation Easement could be sold.

Hanni said this was possible, which is why the Conservation Easement is required to be managed by a third party.

Commissioner Stenerson expressed his concerns of the possible ramifications of establishing Conservation Subdivisions around Goodhue County.

Hanni explained the difficulties in pursuing the Conservation Subdivision, including the cost and time necessary to apply.

Commissioner Greseth asked if the Township can refuse the establishment of a Conservation Subdivision within their jurisdiction.

Hanni replied that the Conservation Subdivision is a tool for Townships to use, and they aren't required to use it.

Pierret noted that Townships can specify in their zoning ordinance which sections Conservation Subdivisions are permitted.

Commissioner Stenerson asked how the Conservation Easement would be affected if the property was annexed by a city.

Hanni responded the city would then be responsible for recognizing the Conservation Easement.

Commissioner Stenerson expressed his concerns that allowing more development via the Conservation Subdivision may negatively affect the area.

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Hanni explained that the Conservation Subdivision requires half of the parcel acreage to be contained within a Conservation Easement and that is the trade-off for the building site(s). She also noted that most property owners who have been vocal regarding increasing dwelling density in Goodhue County are primarily concerned with estate planning.

4It was moved by Commissioner Nystuen and seconded by Commissioner Fox for the Planning Advisory Commission to:

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

recommend the County Board of Commissioners **APPROVE** the request submitted by Laurie Hinrichs (Owner), for Preliminary and Final Plat approval of the proposed "Hinrichs Subdivision" to rezone 40.0 acres and create a one lot Conservation Subdivision District on property currently zoned A1 (Agricultural Protection District).

Subject to the following condition:

1. The change of zone shall not occur until the Conservation Easement and Plat have been recorded with the Goodhue County Recorder's Office.

Motion carried 9:0

DISCUSSION: Business and Industrial District Ordinance Amendments

Planning Advisory Commission discussion on proposed ordinance amendments to the Business and Industrial Zoning Districts.

Pierret presented the staff report and attachments.

Commissioner Stenerson requested a more in-depth look at businesses that may result in negative environmental effects due to chemical run-off.

Pierret stated an ordinance subcommittee may be a good idea to allow a more rigorous review of the ordinance amendments.

Discussion continued regarding establishment of a subcommittee.

5It was moved by Commissioner Stenerson and seconded by Commissioner Fox to create an ordinance subcommittee.

Motion carried 9:0

Discussion: Other

Commissioner Stenerson stated he would like for staff to bring planning development updates from around the state to educate the Board about land-use issues, especially situations involving how agricultural land is being used and managed.

Staff stated they would work on presentation for future meetings.

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⁶ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Fox to adjourn the Planning Commission Meeting at 7:15 PM.

Motion carried 9:0

Respectfully Submitted,

Alexandra Koberoski, Zoning Assistant

¹ APPROVE the PAC meeting agenda

Motion carried 9:0

² APPROVE the previous month's meeting minutes

Motion carried 9:0

³ Remove the Hinrichs Conservation Subdivision Plat item from the table

Motion carried 9:0

⁴ APPROVE the Conservation Subdivision Plat request from Laurie Hinrichs.

Motion carried 9:0

⁵ Motion to establish a zoning ordinance subcommittee

Motion carried 9:0

⁶ 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
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 16, 2022
Report date: May 6, 2022

PUBLIC HEARING: CUP request for Kennel

Request for a CUP submitted by Mark and Kim Klamfoth (owners) to establish a kennel/dog boarding facility for up to 40 dogs. Parcel 34.024.0501. 29645 County 5 BLVD Red Wing, MN 55066. Part of the NW ¼ of the SE ¼ of Section 24 TWP 112 Range 14 in Hay Creek Township. A-2 Zoned District.

Application Information:

Applicant: Mark and Kim Klamfoth (owners)

Address of zoning request: 29645 County 5 BLVD Red Wing, MN 55066

Parcel(s): 34.024.0501

Abbreviated Legal Description: Part of the NW ¼ of the SE ¼ of Section 24 Twp 112 Range 14 in Hay Creek Township

Township Information: Hay Creek Township endorsed acknowledgment of the Applicant's request noting they had no objections to the request.

Zoning District: A2 (General Agriculture District)

Attachments and links:

Application and submitted project summary

Site Map(s)

Article 11, Section 26 *Kennels*

Goodhue County Zoning Ordinance (GCZO):

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

Summary:

The Applicants (Mark and Kim Klamfoth) are requesting a CUP to establish a 38-stall Kennel to provide daycare and boarding for up to 40 dogs on their property in Hay Creek Township. The facility would be open to the general public for large and small dog breeds. The kennel would be housed in an existing 30-foot x 50-foot shed on the property which would be remodeled to accommodate the operation. The operation would not include the breeding or sale of animals.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property Information:

- The subject property consists of a single 12.23-acre parcel. The parcel is zoned A2 (General Agriculture District).

There is currently a dwelling and 30-foot x 50-foot accessory shed on the property. The existing shed is proposed to be remodeled to accommodate the kennel operation. No new structures are proposed for the kennel operation.

- The property is bordered by A2 zoned land on all sides. Adjacent land uses include undeveloped woodlands, low-density residential, row crops, and animal agriculture. Wells Creek meanders north to south east of the property. Approximately half of the property's acreage is classified as Shoreland and is located within a FEMA mapped floodplain.
- The accessory building proposed to be used for the kennel operation is partially located within a General Floodplain District. The accessory building appears to be elevated to approximately 795-feet (based on County GIS contours) which is one foot above the Base Flood Elevation (BFE) as required by state floodplain rules.
- Access to the site is located off of County 5 BLVD (blacktop surface) on the south side of the property. The property is located approximately 0.15-miles east of County 2 BLVD.
- The Applicants are proposing to utilize the existing accessory structure for the kennel operation. A change-of-use building permit will be required before beginning operations. Proposed renovations to the structure include the addition of electricity, water service, sewage system, insulation, heating, and cooling systems.
- The Applicants will reside in the existing house on the property.

Kennel Operations:

- The Kennel will be open to the general public for dog daycare and boarding. The Applicants are proposing to be open year-round. Pick-up and drop-off hours will be between 7:00AM to 9:00AM and 4:00PM to 6:00PM.
- The building would contain 38 custom kennels, 16 smaller units for small breeds and 22 larger units for large breeds. A few of the large units will be able to accommodate two dogs if needed. The kennels for smaller dogs are able to be stacked and are denoted as "double decks" on the interior plan provided. The structure will also contain areas for storage, food prep, and an office area.
- The Applicants have identified two areas on an attached site plan for proposed fenced outdoor runs. One run (for smaller breeds) will be east of the existing shed and the second run (for larger breeds) will be north of the existing shed. Doors will be added to the kennel building for access directly into the runs. Ample space exists on the property for leashed nature walks.
- The indoor facility will be designed to manage noise from any barking of the dogs by adding insulation to the building walls and ceiling. Separation from nearby dwellings based on distance, topography, and vegetative cover should limit any noise concerns. The Applicants have discussed their proposal with the nearest neighbors who have not conveyed any concerns.

Employees:

- No non-resident employees are currently needed to operate the Kennel. The Applicants have indicated up to 2 non-resident employees may be needed as the business grows.

Lighting

- Exterior "garage-style exterior lighting" and "motion detector lights" are proposed to be installed on the kennel building. The Applicants have also proposed to install a security system on the property.

Traffic and Parking:

- Access to the property is off of County 5 BLVD. A paved driveway leads to the existing dwelling and will be extended to the kennel building. A parking area for 3 to 4 vehicles will be installed.

There is ample room for on-site loading and off-loading. Adequate emergency vehicle access is available to service the facility.

- Pursuant to GCZO Article 11, Section 16, the Zoning Administrator has determined minimum off-street parking provisions shall be one parking space per 500 square feet of floor area. A minimum of 3 off-street parking spaces are required for this facility. Ample room exists on the property to fulfill parking requirements.

Waste Management:

- The Applicants have proposed to install a holding tank for kennel wastes west of the accessory building. Goodhue County Environmental Health Sanitarian Benjamin Hoyt discussed this proposal with the Applicants and noted that the County will require a proper permit to install the holding tank on the property. The Applicants have also proposed to compost waste and discussed this proposal with Mr. Hoyt who did not convey concerns regarding composting. No animal waste may be intermixed with the dwelling's existing septic system.
- Solid waste disposal services will be provided locally by Lake City Disposal. Any hazardous materials or fluids generated shall be properly disposed of.

Utilities:

- The Applicants will need to add water service to the existing structure. Water may be run from the existing dwelling or a new well may be drilled to provide potable water. Goodhue County Environmental Health will require appropriate permits for any new well installed on the property.

Signage:

- The Applicants have proposed to install one sign either near the property's entrance or on the kennel building. Two sign faces are permitted with a maximum of 32 square feet per sign face per GCZO Article 11 Section 17.
- A dog sculpture is also proposed to be installed at the property entrance which is permitted to be installed outside of the Right-of-Way.

Landscaping/Drainage:

- Stormwater will be collected and directed via roof guttering. Some of the stormwater will infiltrate naturally into the ground and the remainder will flow east toward Wells Creek. The Applicants have not proposed to change the landscaping or grade of the property.
- Fencing will be installed for the two dog runs and a privacy fence may be installed to block the view from the larger run to the driveway to minimize barking at vehicles coming to and leaving the property.

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 Kennel 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. Noise related to barking will be limited due to the insulation of the kennel facility and the existing separation from other dwellings. Future dwelling development is limited by the existing floodplain of Wells Creek, state-owned land east of the property, and A-2 density restrictions of one dwelling per original $\frac{1}{4}$ $\frac{1}{4}$ section.
2. The Kennel is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance as well as applicable state standards. The use, as proposed, appears compatible with existing adjacent land uses.
3. A review of the Applicants' submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be installed to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to

serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.

5. The Kennel will be operated within an existing structure and proposed outdoor runs. The structure is proposed to be remodeled in a manner that will sufficiently control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. Waste will be disposed of properly via a holding tank and/or composting. Furthermore, the Applicants' lighting plans appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result.

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

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

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

recommend that the County Board of Commissioners **APPROVE** the request from Mark and Kim Klamfoth to establish a kennel/boarding facility for up to 40 dogs.

Subject to the following conditions:

1. Kennel operations shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Kennel capacity shall not exceed 40 dogs;
3. On-street parking and loading shall be prohibited;
4. Applicants shall obtain Building Permit approvals for the accessory building change-of-use from the Goodhue County Land Use Management Department prior to establishing the use;
5. Applicants shall work with Goodhue County Environmental Health to obtain any required well and septic permits;
6. A maximum of two non-resident employees may be employed at the facility;
7. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 11, Section 26, Kennels and Article 22 A2, General Agriculture District;
8. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 340240501

Permit# 22-0024

PROPERTY OWNER INFORMATION

Last Name Klamfoth

First Mark and Kim

Email:

Street Address 29645 County 5 Blvd.

Phone:

City Red Wing

State MN

Zip 55066

Attach Legal Description as Exhibit "A"

Authorized Agent

Phone

Mailing Address of Landowner:

Mailing Address of Agent:

PROJECT INFORMATION

Site Address (if different than above):

Lot Size 12 + acres

Structure Dimensions (if applicable) 30 x 50 existing shed

What is the conditional/interim use permit request for? Dog Boarding and Daycare Facility

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
There is a higher demand for this service with not enough places offering it.
Our location is perfect due to it's convenience and seclusion.
Additional 19 questions answered on attached document.

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:

Mark Klamfoth

Date

4.12.2022

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

Susan Crutney

Title

Chairman

Date

4/13/2022

Comments:

no objections

COUNTY SECTION

COUNTY FEE \$350

RECEIPT # 17578

DATE PAID 4-20-22

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:

APR 20 2022

Land Use Management

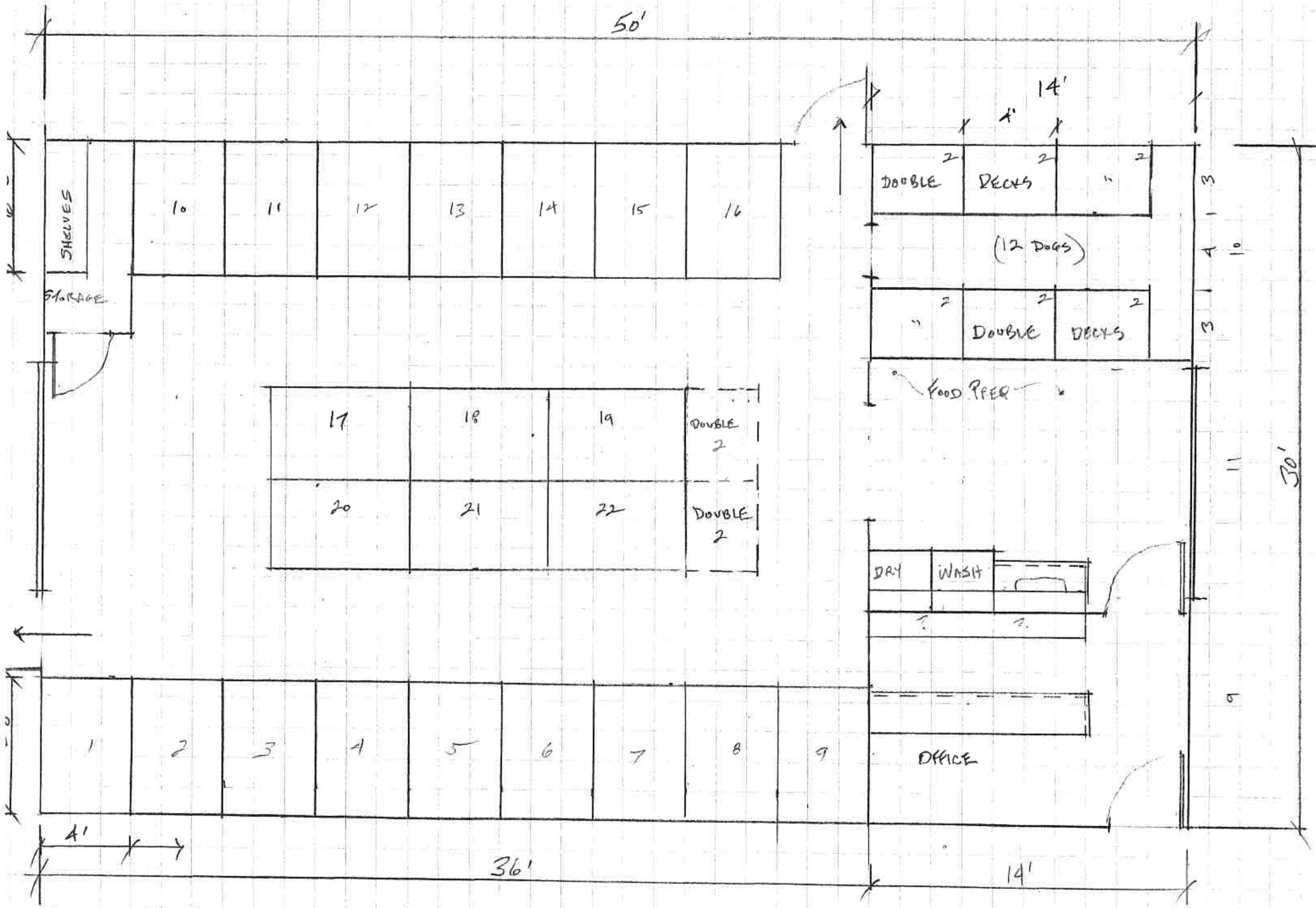
PROJECT SUMMARY

Mark and Kim Klamfoth

(Answers to questions 1 – 19)

1. To establish a safe and clean environment for dog daycare and boarding for up to forty dogs(both large and small breeds). Owner/Manager of the business will live on-site in the existing home on the property.
2. Would like to use the existing 30' x 50' shed and update it to accommodate proper heating/cooling/electrical/water and sewage systems. We would like to add separate fenced areas for large and small dogs to provide fresh air and exercise.
3. No non-resident employees are needed to operate the kennel. As business grows, we anticipate adding a couple of part time workers.
4. Services will be available 365 days/year, except for planned vacations.
Proposed pick up and drop off hours: 7:00 – 9:00 a.m. and 4:00 – 6:00 p.m.
5. 40 Dogs
6. Access to the site is located off County 5 on the south side of the property. A long driveway leads to the existing shed to minimize congestion on the highway.
7. There is ample parking space to accommodate 3 or 4 vehicles directly in front of the facility. The driveway is paved.
8. Weekly solid waste disposal services provided by Lake City Disposal.
9. A permanent water source will be available in the kennel. (This needs to be added).
A separate holding tank will be installed to collect kennel wastes. We would also like to take advantage of the composting opportunity the waste will offer.
10. We will add garage style exterior lighting and motion detector lights to the facility.
11. We would like to install a custom-made dog sculpture to provide the business landmark near the property's entrance. We also propose a sign with the business name either at the entrance of the property or on the actual kennel facility.
12. To be determined. Nothing exists now.
13. If dogs are outside, they will either be in the fenced air yards or leashed if on a nature walk. Motion detector lights will be on the outside of the building. We propose installing a security system too, which would include an alarm notifying us of someone driving on the property. We will have a backup generator and fire extinguishers available.
14. Accessibility is available via the driveway. The kennel itself has large overhead doors on both the front and back. It also has a regular exterior door entrance.
15. Barking noise will be minimized since kennels are located indoors with proposed added, extra insulation in the walls and the ceiling. Outdoor air yards will be located to the back of the property with no neighbors and to the side, adjacent to the woods. Dog waste will be picked up on a daily basis, both indoors and outdoors. In addition to HVAC requirements, we anticipate adding an air exchanger to mitigate odor and germs.

16. None required.
17. Storm water will be collected and directed via roof guttering and will infiltrate naturally into the ground.
18. N/A
19. We have spoken to many residents in the surrounding area, and they have expressed a true need for this service. There aren't enough facilities to accommodate the demand.



16 Small + 22 Large = 38

SCALE 3/16"

Snyder Offers Kennel Runs with Options that are Unmatched



An upscale suite look was achieved with Dutch Doors and cherry wood laminate.

Kennel Run Design Features

- Every Kennel Run is Custom Measured
- Choice of Anodized Aluminum Bars, Tempered Glass, or a Combination with Laminate Panels
- Select from over 200 Laminate Patterns and Colors
- Mural Options

Since 1957, Snyder Mfg. co. has been an innovator in the animal care industry. The company began when a veterinarian friend of our founder Chuck Snyder, who was an engineer and inventor, complained about his cold and noisy stainless steel cages. Chuck's unique laminate lined cages with resin-poured sealed corners and anodized aluminum assembled gates were an immediate success. After also inventing the cage dryer and first fully functional Intensive Care Unit, in the late 70's, Chuck thought that the same warm and quiet features of his cages could be adapted to

make kennel runs. Chuck's kennel runs were of such superior quality and durability compared to standard chain link fencing, that they became an overnight success in the industry. The kennel runs were so popular that Snyder Mfg. opened an additional manufacturing facility in New Sharon, Iowa to keep up with demand. As with most of Snyder's product line, competitors often attempt to imitate our kennel runs. However, our handcrafted quality and our ability to tailor our products to meet the needs and desires of our clients cannot be matched.

Standard Runs with Anodized Aluminum Grille Work

Snyder's anodized aluminum kennel grille work offers the same advantages as it does with our cage bank gates. The anti-corrosion finish offers superior durability, especially in high-humidity climates. The run gates and panels are assembled using screws so that individual rods can be easily replaced. This gives a distinct advantage over welded stainless steel gates. Our laminate panels give sound absorption and our floor channel prevents cross-contamination and adjusts to the floor slope.



Brooklyn Veterinary Center in Castle Rock, CO chose two totally different designs for its boarding and clinic areas. Boarding uses obscure glass and custom tile work; and its hospital kennels have a traditional yet bright and welcoming design.



These tempered glass gates with privacy panels and clearstory upper front panels were custom designed for the Larimer County Humane Society, Ft. Collins, CO

Tempered Glass

Snyder Mfg. Co was the first major kennel manufacturer to offer a tempered glass kennel run option. This product was an immediate success, particularly for use as isolation kennels in veterinary clinics and for its friendly appearance in boarding and pet adoption facilities. Many clients have found that barking was reduced because dogs do not like the noise rebounding back from the glass. Divider panels with glass upper portions allow light to be efficiently distributed. In addition, placing murals between two plates of tempered glass give boarding facilities virtually unlimited design options.

Design Checklist

Design Need	Solution A	Solution B
Veterinary / Shelter Isolation	Full Tempered Glass Gates	Tempered Glass Gates with Privacy Panel
Small Dog Boarding	Double Decker Kennel Runs	"Tea Cup" Cage Banks
Back-to-Back Access	Transfer Door--Standard Width	Transfer Door--Full Width
Gutter Drainage System in Rear	Flip-up Run Resting Benches	Polypropylene Gutter Grates
Sound Mitigation	Glass with Lower Laminate Panels	Full Length Tempered Glass Gates
Side-to-side Run Access	Full Sized Side Door	Side Transfer Door
Highly Active Dogs	Grille Top & Rotating Feeders	Grille Top & Rotating Feeders
Easy Feeding	Rotating Feeder Bowl System	Stationary Feeder Bowl System
Client Friendly	Dutch Doors Imprinted Panels	Full/Partial Tempered Glass Gates

Getting Started

Whether you have only simple room dimensions, or you have full architectural blueprints, your team from Snyder is here to help make your kennel run project a success. From our sales personnel who have decades of experience, to our CAD drawing experts, we are here to make your vision a reality. We work with owners, builders, contractors, and architects on a daily basis. We pride ourselves in designing maximum occupancy without sacrificing comfort. We are familiar with the most popular kennel room wall and floor finishes, as well as the various drainage systems.



Our Double Decker Kennel Runs double your boarding capacity for smaller dogs.

Professional Installation

The vast majority of our clients pay for our professional installation services because they recognize the value of our installers' experience and resulting efficiency. Do you have windows, support posts, or existing walls that would normally interfere with kennel configurations? We take detailed pre-manufacturing measurements and our CAD drawing experts make sure that your custom kennels fit perfectly. Whether we do the install or you decide to have yourself or your contractor do the installation, you can be assured of a truly custom fit.



Dutch Doors create inviting and interactive boarding.

PLEASE NOTE: Plan on 6 weeks (8 weeks on orders over \$50,000) from the time you sign-off on your drawings and we receive your deposit until your order leaves our manufacturing facility. Shipping typically takes an additional week.









SITE PLAN

State the use of the property. Show the size, shape and location of structures with distance to property lines and location of ALL wells and septic systems.

Proposing a holding tank well possibly for water holding tank to meet all EH requirements.



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
Map Created April, 2022 by Samantha Pierret



MAP 01: PROPERTY OVERVIEW

PLANNING COMMISSION

Public Hearing
May 16, 2022

Mark & Kim Klamfoth (Owners)
A2 Zoned District

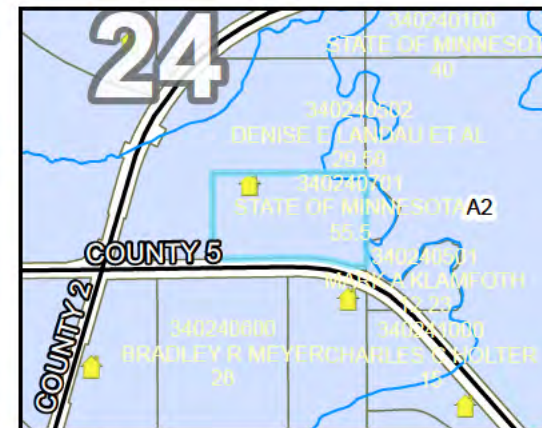
Part of the NW 1/4 of the SE 1/4 of
Section 24 TWP 112 Range 14 in
Hay Creek Township

Request for CUP to establish a kennel/dog
boarding facility for up to 40 dogs.



Legend

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

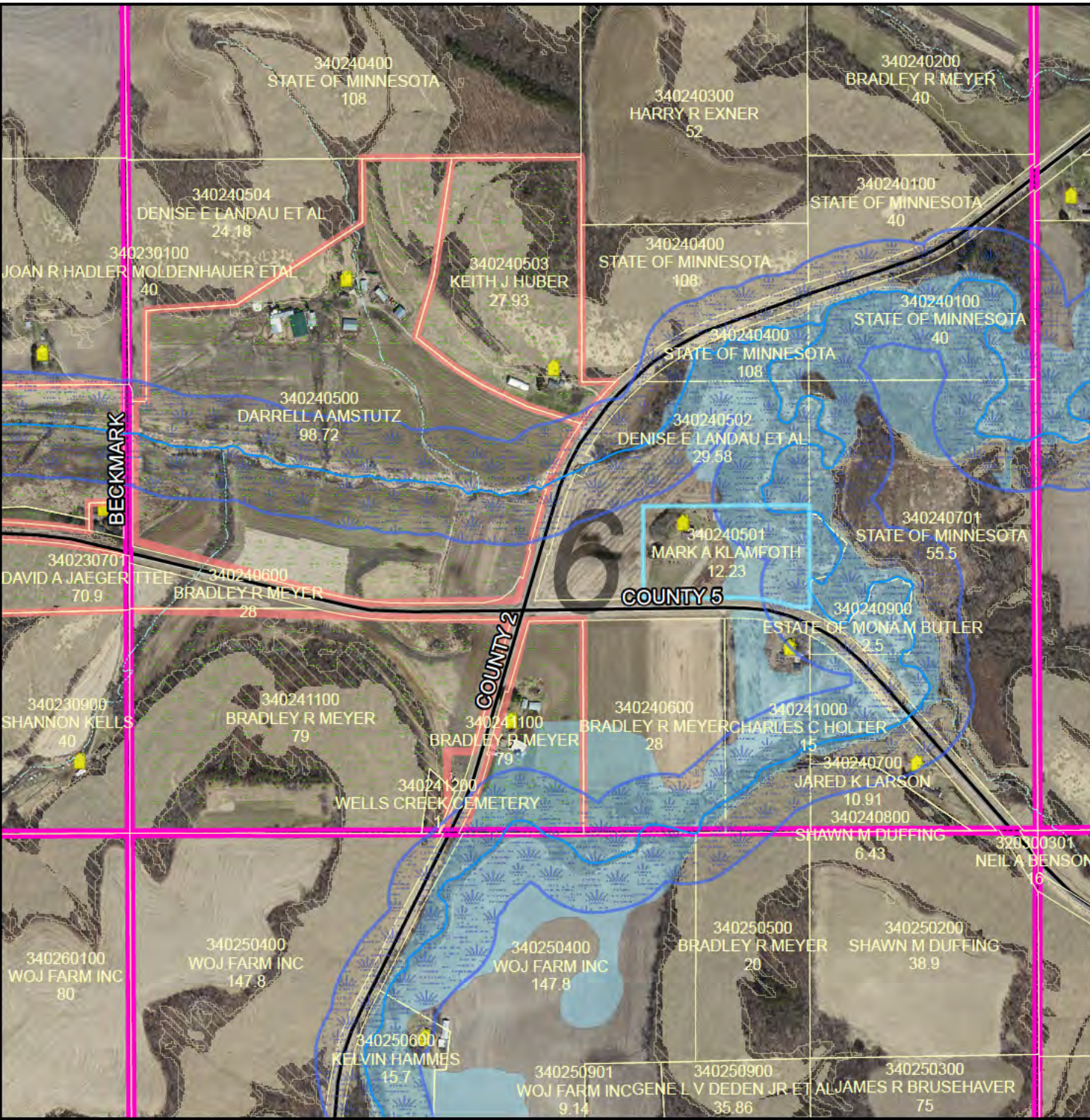


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MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
May 16, 2022

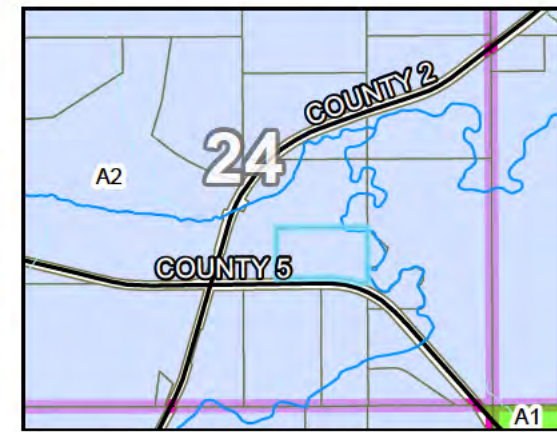
Mark & Kim Klamfoth (Owners)
A2 Zoned District

Part of the NW 1/4 of the SE 1/4 of
Section 24 TWP 112 Range 14 in
Hay Creek Township

Request for CUP to establish a kennel/dog
boarding facility for up to 40 dogs.

Legend

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



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MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
May 16, 2022

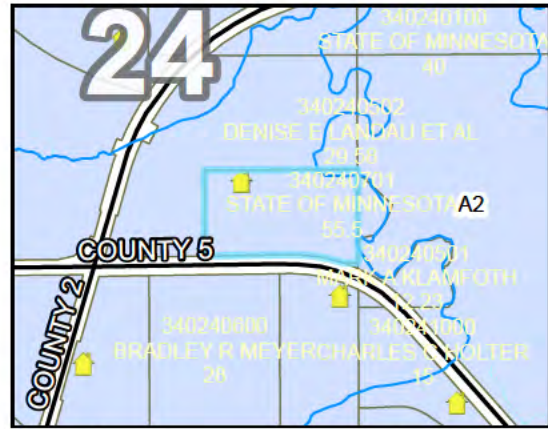
Mark & Kim Klamfoth (Owners)
A2 Zoned District

Part of the NW 1/4 of the SE 1/4 of
Section 24 TWP 112 Range 14 in
Hay Creek Township

Request for CUP to establish a kennel/dog
boarding facility for up to 40 dogs.

Legend

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



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- M. Proof of a compliant septic system shall be required as part of the application.

SECTION 26. KENNELS

- Subd. 1. Application and standards. In addition to the other requirements, the application for conditional use permit shall be accompanied by 25 copies of the plans, which indicate or address the following:
- A. The stated purpose for the kennel;
 - B. The species and maximum number of animals that will be at the site (include all animals over the age of 28 weeks on the property);
 - C. All animals at the property must have current vaccinations. Records need to be kept on-site, or at an identified veterinarian office, and produced immediately upon request;
 - D. Location and size of all existing and proposed physical improvements such as buildings, landscaping, parking areas, etc.;
 - E. Location of existing or proposed indoor/outdoor runs;
 - F. Plans for sanitary sewage disposal, water systems (natural or manmade), and utilities servicing the site;
 - G. Show the existing and proposed surface drainage;
 - H. Existing or proposed location for overhead lighting;
 - I. Location and width of all streets abutting the site;
 - J. The kennel facility must have proper heating, cooling, ventilation and lighting:
 - 1. Confinement areas must be maintained at a temperature suitable for the animal involved.
 - 2. An indoor confinement area must be ventilated. Drafts, odors, and moisture condensation must be minimized. Auxiliary ventilation, such as exhaust fans, vents, and air conditioning, must be used when the ambient temperature rises to a level that may endanger the health of the animal.
 - 3. An indoor confinement area must have at least eight hours of illumination sufficient to permit routine inspection and cleaning.
 - K. The kennel construction material must be impervious to water and odor and easily cleanable;
 - L. A manure management plan describing manure pick up and disposal;
 - M. All structures shall require a building permit;
 - N. Existing buildings used as any part of the kennel (in which the public may have access) must pass building code inspections prior to it being utilized by the kennel;
 - O. Any licenses or permits required by Environmental Health including but not limited to: water supply and septic systems.

- Subd. 2. The Planning Advisory Commission shall take into consideration the following information and performance standards in which to base their recommendation to the County Board for kennel conditional use permit applications:
- A. The measures taken to minimize noise from the proposed kennel;
 - B. The impact on local traffic;
 - C. Permanent water lines and septic systems may be required in the kennel building for drinking water, cleaning the kennels, and disposing of the waste water in an approved manner; and
 - D. Allow periodic inspections of the facility in coordination with the Land Use Management department.

SECTION 27. FARM WINERIES

Subd. 1. **Statement of Purpose.** Wineries are welcomed by Goodhue County as appropriate farm activities. It is the intent of this section to promote local agriculture production by allowing construction of a farm winery with tasting room and retail sale of winery products in the A-1, A-2 and A-3 Zone Districts. It is also the intent of this section to encourage the growing of wine fruit and production of wine as an integral component of the rural and agricultural ambiance of Goodhue County and to maintain the viability of fruit farming through value added processing and direct sales of wine and wine related beverages made from locally grown fruit.

Subd. 2. **Definitions**

- A. **Farm winery.** "Farm winery" is a winery operated by the owner of a Minnesota farm which produces table, sparkling, or fortified wines from grapes, grape juice, other fruit bases, or honey with a majority of the ingredients grown or produced in Minnesota.
- B. **Wine.** "Wine" is the product made from the normal alcoholic fermentation of grapes, including still wine, sparkling and carbonated wine, wine made from condensed grape must, wine made from other agricultural products than sound, ripe grapes, imitation wine, compounds sold as wine, vermouth, cider, sherry and sake, in each instance containing not less than one-half of one percent nor more than 24 percent alcohol by volume for non-industrial use. Wine does not include distilled spirits as defined in Minnesota Statutes.
- C. **Fortified wine.** "Fortified wine" is wine to which brandy, or neutral grape spirits, has been added during or after fermentation resulting in a beverage containing not less than one-half of one percent nor more than 24 percent alcohol by volume for nonindustrial use.
- D. **Table or sparkling wine.** "Table or sparkling wine" is a beverage made without rectification or fortification and containing not more than 25 percent of alcohol by volume and made by the fermentation of grapes, grape juice, other fruits, or honey.
- E. **Distilled spirits.** "Distilled spirits" is ethyl alcohol, hydrated oxide of ethyl, spirits of wine, whiskey, rum, brandy, gin, and other distilled spirits, including all dilutions and mixtures thereof, for nonindustrial use.