



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. May 16, 2022 PAC Meeting Minutes

Documents:

[MINUTES_DRAFT_MAY_MEETING_2022.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: Request For Map Amendment (Rezone)
Request, submitted by Jason Paciorek (owner) to rezone 16,134 square feet from R-1 (Suburban Residence District) to A-2 (General Agriculture District). Parcel 37.110.0060. 34050 Serendipity Road Cannon Falls, MN 55009. Part of Lot 06 Block 01 of the Serendipity Addition in Leon Township.

Documents:

[PACPACKET_PACIOREK.PDF](#)

2. PUBLIC HEARING: Request For Map Amendment (Rezone)
Request, submitted by Phillip Hoey (owner) to rezone 26.63-acres from A-2 (General Agriculture District) to R-1 (Suburban Residence District). Parcel 37.006.0701. HWY 52 BLVD Cannon Falls, MN 55009. Part of the W ½ of the NE ¼ of Section 06 TWP 111 Range 17 in Leon Township.

Documents:

[PACPACKET_HOEY_UPDATED.PDF](#)

Other-Discussion

1. Discussion: Proposed Ordinance Amendments Business/Industrial Districts And Commercial Storage Facilities

Documents:

ARTICLE-27_EDITS.PDF
ARTICLE-28_EDITS.PDF
BUSINESS_INDUSTRIAL_TABLEOFUSES.PDF
SELFSERVICE STORAGE.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 ADVISORY COMMISSION
GOODHUE COUNTY, MN
May 16, 2022 MEETING MINUTES
DRAFT

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Pro Tem Richard Miller at the Goodhue County Government Center in Red Wing

Roll Call

Commissioners Present: Richard Nystuen, Tom Gale, Darwin Fox, Howard Stenerson (arrived 6:05PM), Richard Miller, and Todd Greseth.

Commissioners Absent: Carli Stark, Marc Huneke, and Chris Buck

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

1. Approval of Agenda

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

Motion carried 5:0

2. Approval of Minutes

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

Motion carried 5:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

5. Public Hearings

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 1/4 of the SE 1/4 of Section 24 TWP 112 Range 14 in Hay Creek Township. A-2 Zoned District.

Pierret presented the staff report and attachments.

**PLANNING ADVISORY COMMISSION
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DRAFT**

Commissioner Nystuen asked what happens if they get a groomer or trainer and that puts them over the limit of 2 employees? Does the permit have to go back to the Planning Commission to get approval for more employees?

Pierret stated that yes, they would need to get CUP Amendment approval.

Commissioner Miller stated that a groomer or trainer would probably not be an employee, but a vendor.

Hanni stated that the number of employees is used for septic facility calculations and is indicative of the traffic coming through.

Commissioner Stenerson stated that things change where they may have more employees. Not sure why the number of employees is limited. The limit should be based off of the number of animals. That is how they do it on Feedlots.

Hanni stated employee numbers are used to account for traffic and septic needs.

Commissioner Stenerson stated that we are already limiting the number of animals, and that will have a direct effect on the number of employees needed.

Hanni stated we can add a condition that the Applicants need to work with Environmental Health if outside employees are hired.

Commissioner Stenerson said that since they are working with the public, it might be wise to think about what to do if a customer needs to use the restroom.

Chair Pro Tem Miller Opened the Public Hearing

Bradley Meyer (29400 County 2 Blvd. Red Wing) expressed concern regarding the structure being in a floodplain. He questioned where the dogs would go if there were 2 feet of water due to flooding?

Commissioner Stenerson stated staff checked the wetland and floodplain issues, and verified that the structure was elevated to the proper height.

Pierret confirmed staff used GIS contours to verify the structure was elevated at least one foot over the Base Flood Elevation. .

Commissioner Stenerson asked about the proposed holding tank and impacts a flood could have.

Pierret stated that the tank will be permitted by Environmental Health. They are proposing to install the tank outside of the floodplain and shoreland area.

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Commissioner Nystuen asked if fill had been brought in to get the structure height up to 795-feet?

Pierret stated this is an existing structure and it did not appear there was any fill brought in to elevate the building when it was constructed.

Bradley Meyer questioned the potential for noise. He stated he also has 2 silos that are at a higher elevation than this building and he had to have flood insurance.

Commissioner Miller stated that the noise impacts appear to be addressed in the proposal. Noise issues can be addressed in the future if there are problems.

Kim Klamfoth (Applicant) stated that she is not certain on the number of employees needed for the operation. The employees will probably be part-time, high school students. Her husband, daughter, and herself will live on the property and operate the kennel.

Commissioner Miller asked if striking the number of employees condition would be a problem for her?

Kim Klamfoth stated no.

Commissioner Stenerson asked how they are dealing with the traffic? How often will people be there?

Kim Klamfoth stated that the drop off and pick up times will be limited to two hours in the morning and two hours in the evening. There will be 3 parking spots and extra concrete to park on if needed. Maximum time to drop off or pick up a dog should be 10 minutes. There is ample room on the property so that no traffic backups would be expected.

Commissioner Stenerson asked if the business will be a daycare or boarding for owners on vacation.

Kim Klamfoth stated both.

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

Motion carried 6:0

PLANNING ADVISORY COMMISSION
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DRAFT

Commissioner Fox said that the number of employees condition should be removed. He doesn't want future temporary or permanent employee arrangements to affect the operation of the kennel.

Commissioner Stenerson asked staff if there are any suggestions of the wording to replace the condition on the number of employees.

Hanni stated that if the PAC gave staff a general idea of the wording, staff can work with Ben Hoyt in Environmental Health to put something together before the County Board meeting.

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

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

Recommend that the County Board of Commissioners **APPROVE** the request from Mark and Kim Klamfoth (owners) to establish a kennel/dog 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. Applicants shall work with Goodhue County Environmental Health to comply with septic requirements if outside employees are hired;
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.

Motion carried 6:0

Other Discussion

Commissioner Gale questioned whether the PAC was requiring the Applicants to install restroom facilities under the new condition.

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Commissioner Stenerson stated the Applicants will not be required to install bathroom facilities at this time but if their business changes in the future this condition will account for any necessary septic requirements.

Hanni stated staff will work with Ben Hoyt with Environmental Health on this matter. At this time staff is not sure if there are specific restrictions regarding outside employees and restroom facilities.

5ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Nystuen to adjourn the Planning Commission Meeting at 6:37 p.m.

Motion carried 6:0

Respectfully Submitted,

Patty Field, Zoning Administrative Assistant

MOTIONS

¹APPROVE the PAC meeting agenda.

Motion carried 5:0

²APPROVE the previous month's meeting minutes.

Motion carried 5:0

³Motion to close the Public Hearing

Motion carried 6:0

⁴Recommend the County Board of Commissioners APPROVE the request for Kennel/Dog Boarding Facility.

Motion carried 6:0

⁵ADJOURN. Motion to adjourn the meeting

Motion carried 6:0

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: June 20, 2022
Report date: June 10, 2022

PUBLIC HEARING: Request for Map Amendment (Rezone) - Paciorek

Request for map amendment, submitted by Jason Paciorek (Owner), to rezone 16,134 square feet from R-1 (Suburban Residence District) to A-2 (General Agriculture District).

Application Information:

Applicant: Jason Paciorek (Owner)
Address of zoning request: 34050 Serendipity Road Cannon Falls, MN 55009
Parcel(s): 37.110.0060
Abbreviated Legal Description: Part of Lot 06 Block 01 of the Serendipity Addition in Leon Township
Township Information: Leon Township is aware of the request and has not noted any objection to the request
Zoning District: R-1 (Suburban Residence District)

Attachments and links:

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

Summary:

The Applicant (Jason Paciorek) intends to sell his dwelling at 34050 Serendipity Road in Leon Township (parcel 37.110.0060). The Applicant obtained a survey of his property prior to entering a sale agreement and it was discovered that the property to the south (owned by David Seddon, 34250 70th Avenue Way) has a pool, concrete patio, and retaining walls on the Paciorek property. Construction of the pool was permitted by the County Zoning Administrator in 1986 however no site plan was discovered with the building permit application. The Serendipity Addition where Mr. Paciorek's property is located was platted in 1974.

To facilitate the sale of his property, Mr. Paciorek has agreed to convey 16,134 square feet of his property to Mr. Seddon. Parcel 37.110.0060 (Paciorek) is currently zoned R-1 (Suburban Residence District), Mr. Seddon is required to combine the 16,134 square feet with his existing parcel (37.005.0501) due to R-1 District minimum lot size restrictions (1-acre of buildable area). The parcel combination requires the 16,134 square feet to be rezoned from R-1 to A-2 (General Agriculture District) to avoid creating a split-zoned parcel.

Project Summary:

Property Information:

- The Paciorek property consists of a single parcel comprising approximately 5.05-acres in section 05 of Leon Township.
- The Seddon property consists of two parcels comprising approximately 45.54 acres. Parcel 37.005.0501 is approximately 7.68-acres in section 05 of Leon Township. Parcel 37.006.0100 is

approximately 37.86-acres in Section 06 of Leon Township.

- The Paciorek parcel is currently zoned R-1. Adjacent zoning districts are R-1 to the north and east and A-2 to the south and west.
- The Seddon parcels are currently zoned A-2. Adjacent zoning districts are R-1 to the north and east and A-2 on all sides.
- Surrounding land uses include medium-density residential. Residential housing located within the Serendipity Addition is located off of Serendipity Road and several single-family dwellings are located along Skunk Hollow Trail. Woodlands, blufflands, and row crop agricultural uses surround the properties.
- The properties are not located within a Historic Preservation District. It is not anticipated that any scenic or historic amenities will be negatively impacted as a result of the proposed rezone.
- The Paciorek parcel is not designated Shoreland or Floodplain. The area to be rezoned consists of steeper slopes classified as blufflands.
- The Seddon parcels contain areas designated as Shoreland of an unnamed creek. The Seddon property also contains several acres of land with steep slopes classified as blufflands.

Existing/Proposed Uses:

- The Paciorek property currently has a single-family dwelling with one accessory building. The dwelling is served by a private well and septic system. The proposed split would not have any negative effects on the current use of the property.
- The Seddon property in Section 05 (37.005.0501) contains shared driveway access from 70th Avenue Way, an accessory structure, and a retaining wall. The Seddon property in Section 06 (37.006.0100) contains a single-family dwelling, accessory buildings, decks/patios, fences, retaining walls, an in-ground pool, and various agricultural buildings. The dwelling is served by a private well and septic system.

Planning Information:

- The A-2 District is intended to provide a district to maintain and conserve agricultural investments and prime agricultural farmland but applies to areas where large farms and feedlots are more scattered and greater numbers of non-farm uses or small parcels are present. The A-2 District typically has more topographic features and less prime farmland than the A-1 District.
- Section 05 contains 8 dwellings. As an A-2 zoned section up to 12 dwellings are permitted in the section, one per original ¼ ¼ section. Parcel 37.005.0501 is not an eligible building site because there is already a dwelling within the ¼ ¼ section on parcel 37.005.0500 owned by Stephen Seddon. The proposed lot combination and rezoning would not result in any additional building sites.
- The land to be split is not currently used for agricultural purposes. The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Ridgeton, sandy substratum	12-20%	0.2	32.6%	Not Prime Farmland
Brodale, flaggy-Schapville complex	18-80%	0.4	67.4%	Not Prime Farmland

- The proposed rezone appears compatible with the goals and objectives of the Goodhue County Comprehensive Plan:

“Support the establishment of rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County”

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 Jason Paciorek to rezone 16,134 square feet of parcel 37.110.0060 from R-1 (Suburban Residence District) to A-2 (General Agriculture District).

Z 220031

APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME:

Jason Paciorek

APPLICANT'S ADDRESS:

34050 Serendipity Road
Cannon Falls, MN 55009

TELEPHONE:

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Lisa Lundell

Same as Above

ADDRESS:

Cannon Realty
100 N 4th Street
Cannon Falls, MN 55009

TELEPHONE:

EMAIL:

- Map Amendment - Parcel: 37.110.0060 ; Current District: R1 Requested District: A2
- Parcel: _____ ; Current District: _____ Requested District: _____
- Parcel: _____ ; Current District: _____ Requested District: _____
- Parcel: _____ ; Current District: _____ Requested District: _____
- Parcel: _____ ; Current District: _____ Requested District: _____

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

The neighboring property to the south has a large landscape wall and portion of their pool that is encroaching on the above property.

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

Due to the encroachment of the wall and pool - it will go to the neighbor/owner to this property so it will reduce the liability to subject property.

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

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

We are under contract to sell our home and the lender will not accept the encroachment due to liability. The property is at the bottom of the bluff. Survey has been completed describing the area proposed in the rezoning.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

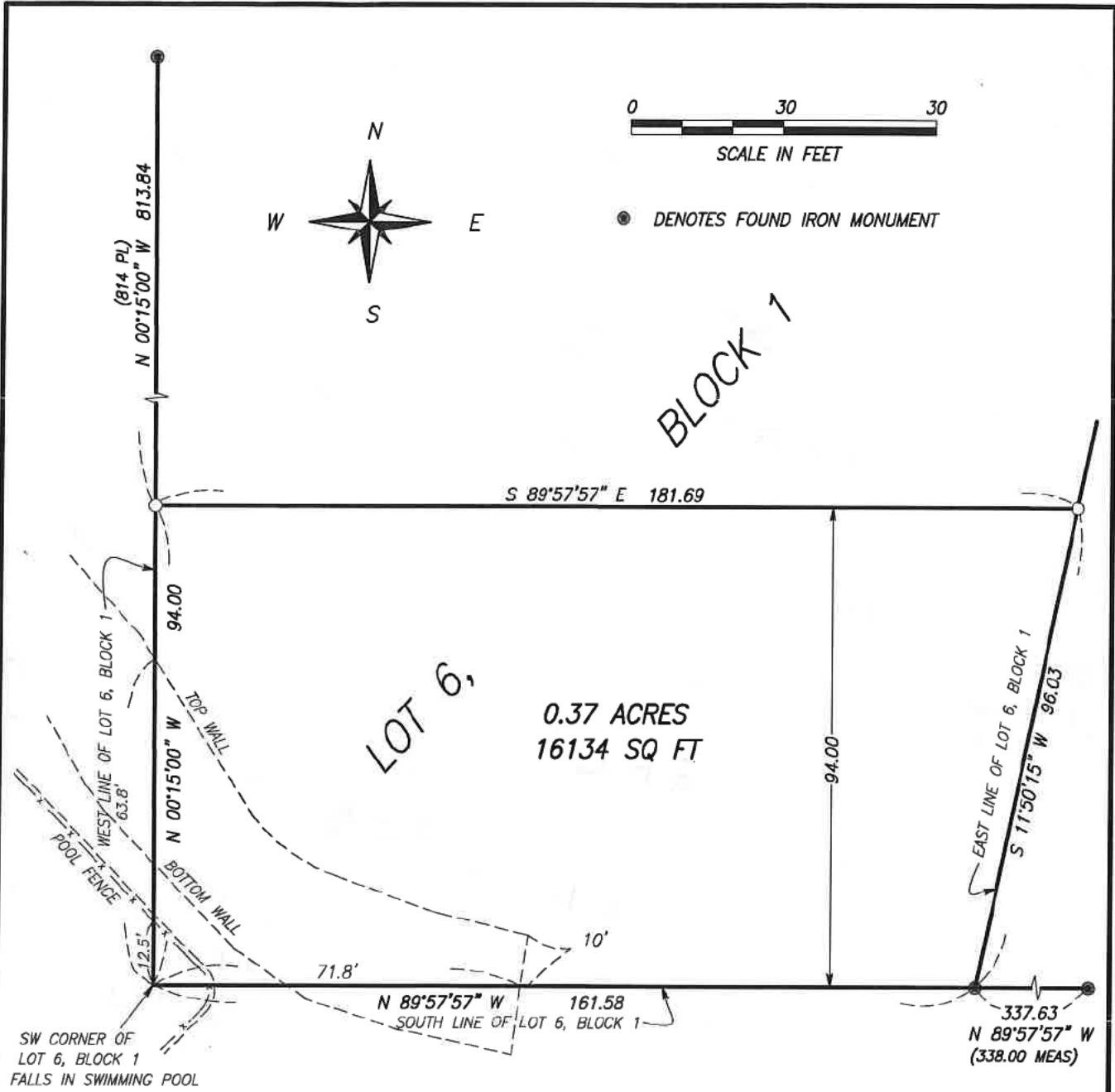
1. The information presented is true and correct to the best of my knowledge.
2. If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by certified USPS.
3. Other information or applications may be required.

Signature: _____

Date: 5-7-22

Print name: Jason Paciorek

owner or authorized agent



PROPOSED LEGAL DESCRIPTION:

The South 94.00 feet of Lot 6, Block 1, SERENDIPITY ADDITION, according to the recorded plat thereof, Goodhue County, Minnesota. Containing 0.37 acres, more or less.

Subject to all easements and restrictions of record, if any.

SKETCH FOR:

RE-MAX Cannon Realty
ATTN: Lisa Lundell

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.

APRIL 21, 2022

David G. Rapp

Dated:

David G. Rapp
 Minnesota Registration No. 22044

RAPP LAND SURVEYING, INC.

45967 HIGHWAY 56 BLVD
 KENYON, MN 55946
 612-532-1263

DRAWN BY: DGR	DATE: 4-21-2022	PROJECT NO. D22108
SCALE: 1"=30'	SHEET 1 of 1 sheet	BOOK/PAGE 53/42

Goodhue County Land Use Management

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

Lisa M. Hanni, L.S. Director



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

- Subd. 5
- A. The names and addresses of the petitioner or petitioners and their signatures to the petition. **See application**
 - B. Survey information: **See application**
 - C. The current and proposed district: **R1 to A2**
 - D. The current use and the proposed use of the land. **The property to be split is currently steep sloped wooded land containing parts of a retaining wall, patio, and in-ground pool owned by the neighboring property owner. The Applicant has proposed to split 16,134 square feet of property to deed to the neighboring property owner to avoid liability issues during the sale of the property. The split land must be combined with the land to the south due to minimum lot size standards in the R1 District.**
 - E. The reason for the requested change of zoning district. **County Zoning minimum parcel size regulations (1-acre of buildable area in the R-1 District) require a parcel of this size (16,134 square feet) to be combined with an existing parcel. The Applicant's property is currently zoned R1 while the land to the south is zoned A2. A rezoning is required to avoid creating a split-zoned parcel.**
 - F. A copy of the soil map showing the soils types within the proposed boundary and the surrounding area. **A soils map for the site has been prepared.**
 - G. Prime Farmland Rating of the soil types in F.
The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Ridgeton, sandy substratum	12-20%	0.2	32.6%	Not Prime Farmland
Brodale, flaggy-Schapville complex	18-80%	0.4	67.4%	Not Prime Farmland

- H. A statement of how the requested change is compatible with the Goodhue County Comprehensive Plan including but not limited to the following:

1. The environmental impacts of the proposed use of land on the:
 - a. Groundwater
 - b. Natural plant and animal communities
 - c. Existing trees and vegetation
 - d. Bluffland stability
 - e. Shoreland stability

The Applicant's parcel is not designated shoreland or floodplain. A majority of the land to be conveyed to the neighbor contains steeper slopes classified as bluffland. The property to the south also contains steep slopes classified as blufflands and is partially within the Shoreland of an unnamed creek.

2. The compatibility with surrounding land uses

Surrounding land uses include medium-density residential off of Serendipity Road and along Skunk Hollow Trail with woodlands, blufflands, and row crop agricultural uses surrounding the

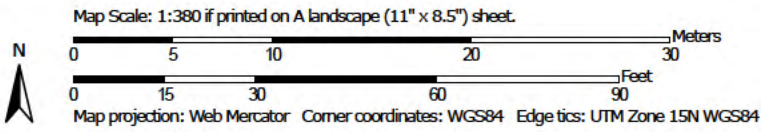
properties. The proposed rezoning appears compatible with surrounding uses.

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 05 is a mix of R1 and A2 Districts. A2 Districts allow a maximum of 12 dwellings per section with a limitation of one per original ¼ ¼ section. There are currently 8 dwellings within the A2 zoned portions of the section. There are currently 8 dwellings in the R1 zoned portion of the section. Dwellings in R1 Districts do not count towards overall section density. The Applicant intends to convey 16,134 square feet of R1 zoned property which must be combined with an existing property. Rezoning the acreage to A2 to facilitate the combination would not affect the existing dwelling eligibility of surrounding A2 and R1 parcels as it will not be creating a new parcel.
- Subd. 7 The impact on any surrounding agricultural uses
This property is not currently being farmed and the existing slopes, tree coverage, and soils would not be conducive to agriculture.
- Subd. 8 The impact on the existing transportation infrastructure
The Applicant's property is accessed off of Serendipity Road (aggregate surface). The property receiving the additional square footage is accessed off of 70th AVE Way (aggregate surface). The change of zone is not anticipated to negatively impact traffic or existing transportation infrastructure.
- Subd. 9 The impact on surrounding zoning districts
The land to be split and conveyed is currently zoned R1. The receiving property is currently zoned A2. Adjacent zoning districts are A2 to the south and west and R1 to the north and east.
- 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.
Rezoning the subject acreage to A2 does not appear to have negative cumulative effects on the immediate surrounding area or the City of Cannon Falls. The area is used primarily for medium density residential with woodlands and blufflands among Shoreland and row crop agriculture uses.
- Subd. 11. Additional information as may be requested by the Planning Commission or zoning staff.

Custom Soil Resource Report
Soil Map




MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Goodhue County, Minnesota
 Survey Area Data: Version 17, Sep 10, 2021

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

Date(s) aerial images were photographed: Jul 1, 2013—Nov 15, 2016

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

MAP 01: PROPERTY OVERVIEW

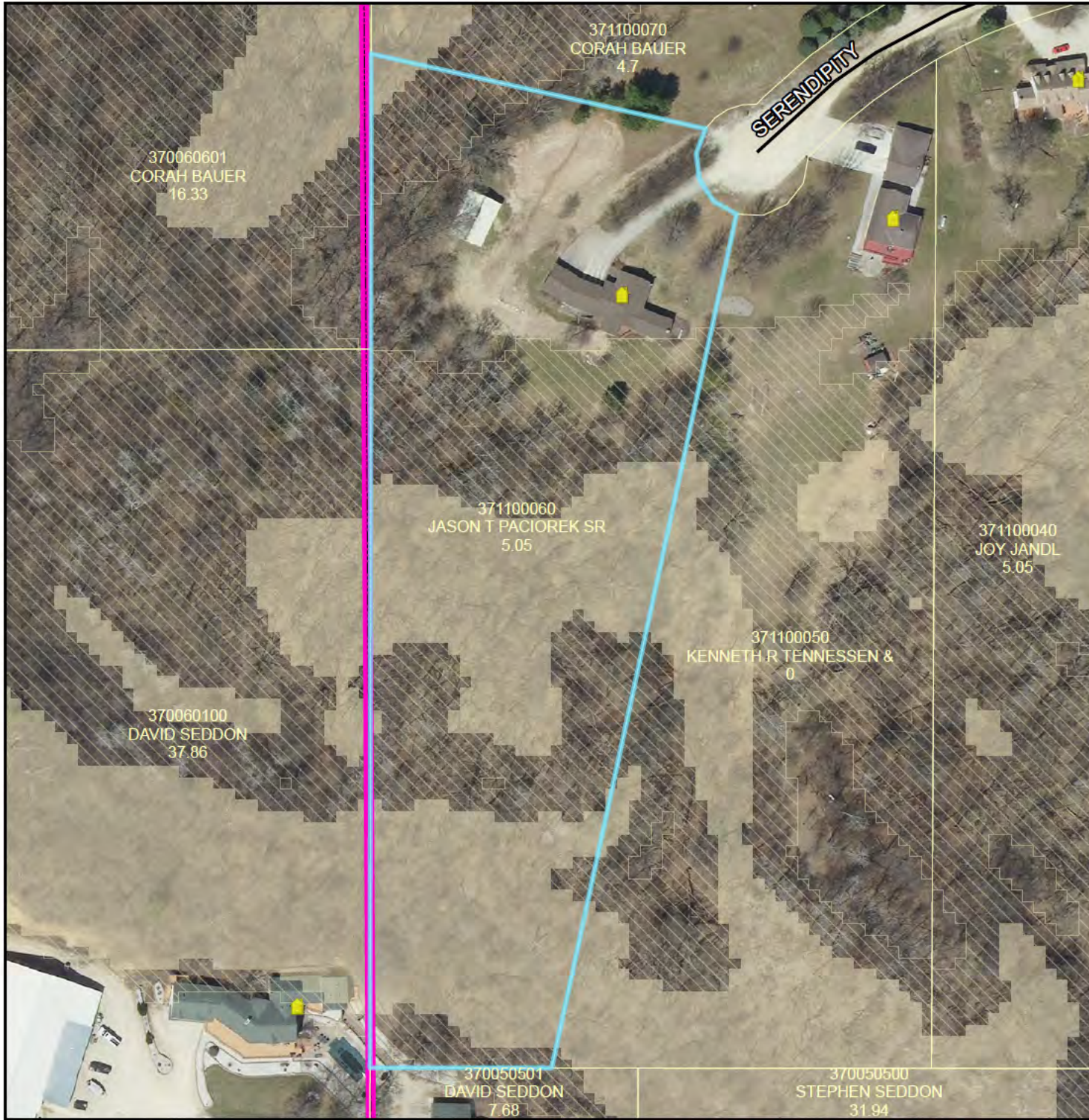
BOARD OF ADJUSTMENT

Public Hearing
June 20, 2022

Jason Paciorek (Owner)
R1 Zoned District

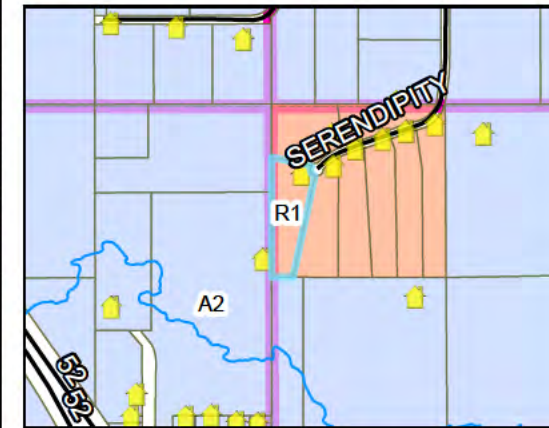
Part of Lot 06 Block 01 of the
Serendipity Addition in Leon Township

Request to rezone 16,134 square feet
from R1 to A2



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 June, 2022 by LUM

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MAP 01: PROPERTY OVERVIEW

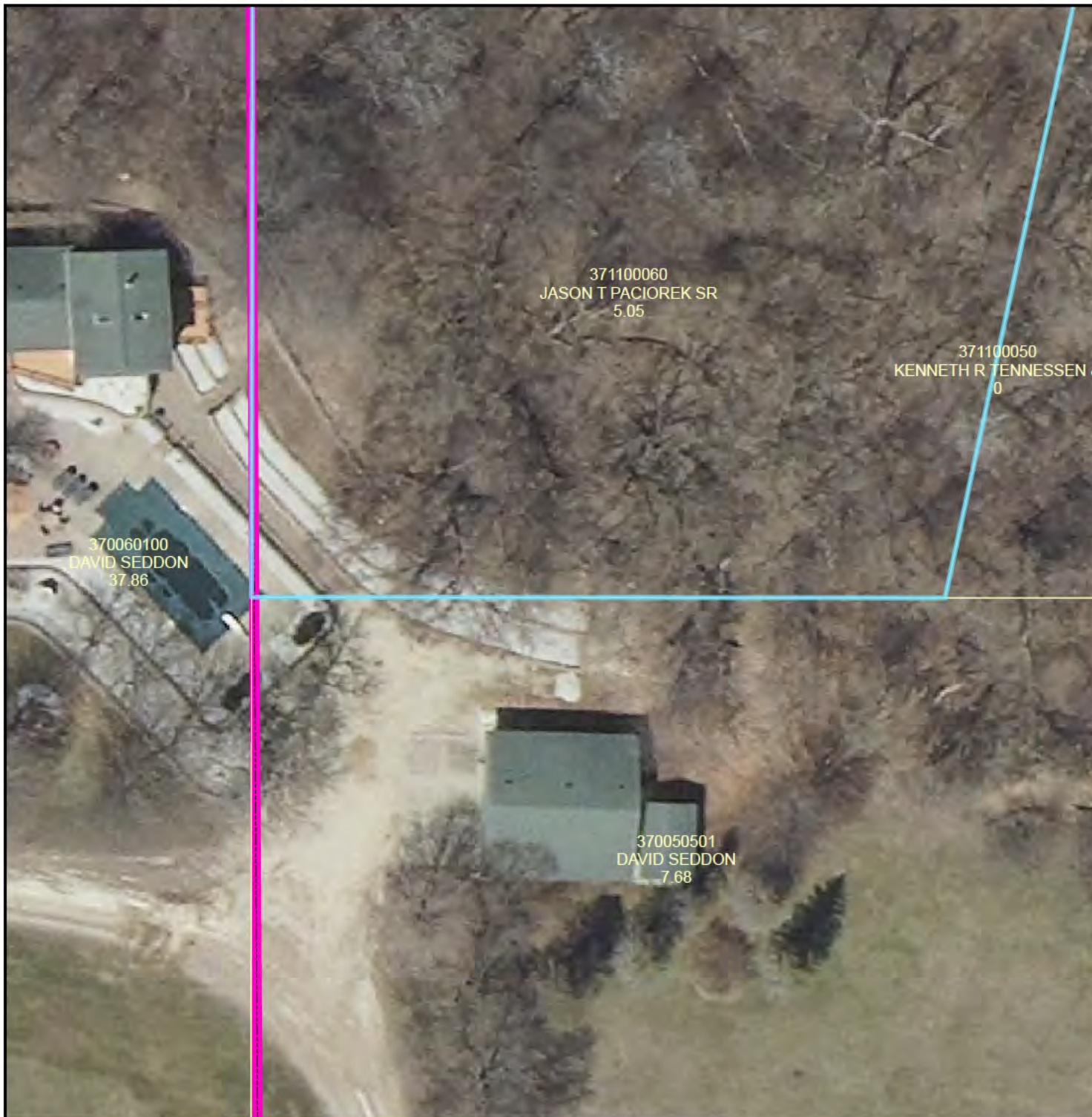
BOARD OF ADJUSTMENT

Public Hearing
June 20, 2022

Jason Paciorek (Owner)
R1 Zoned District

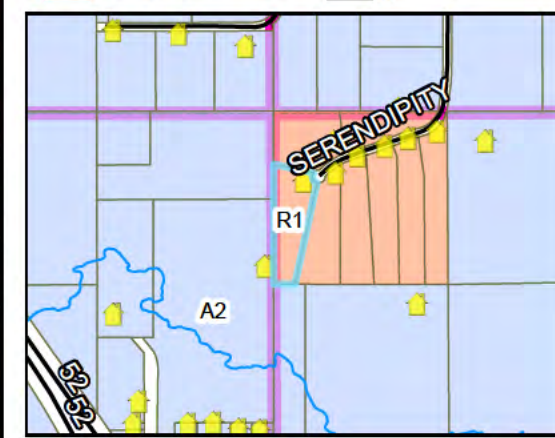
Part of Lot 06 Block 01 of the
Serendipity Addition in Leon Township

Request to rezone 16,134 square feet
from R1 to A2



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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2020 Aerial Imagery
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Public Hearing
June 20, 2022

Jason Paciorek (Owner)
R1 Zoned District

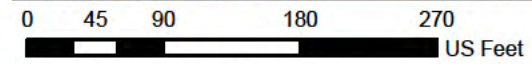
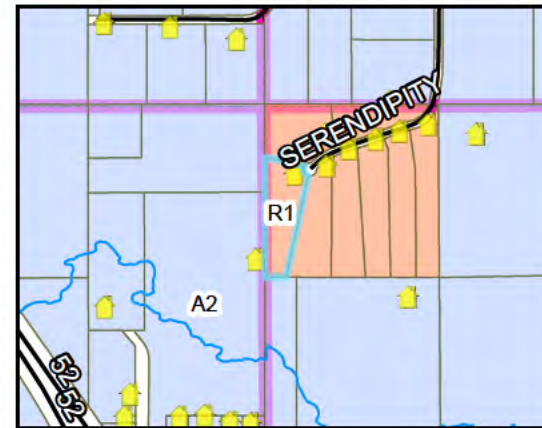
Part of Lot 06 Block 01 of the
Serendipity Addition in Leon Township

Request to rezone 16,134 square feet
from R1 to A2



Legend

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



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2020 Aerial Imagery
Map Created June, 2022 by LUM

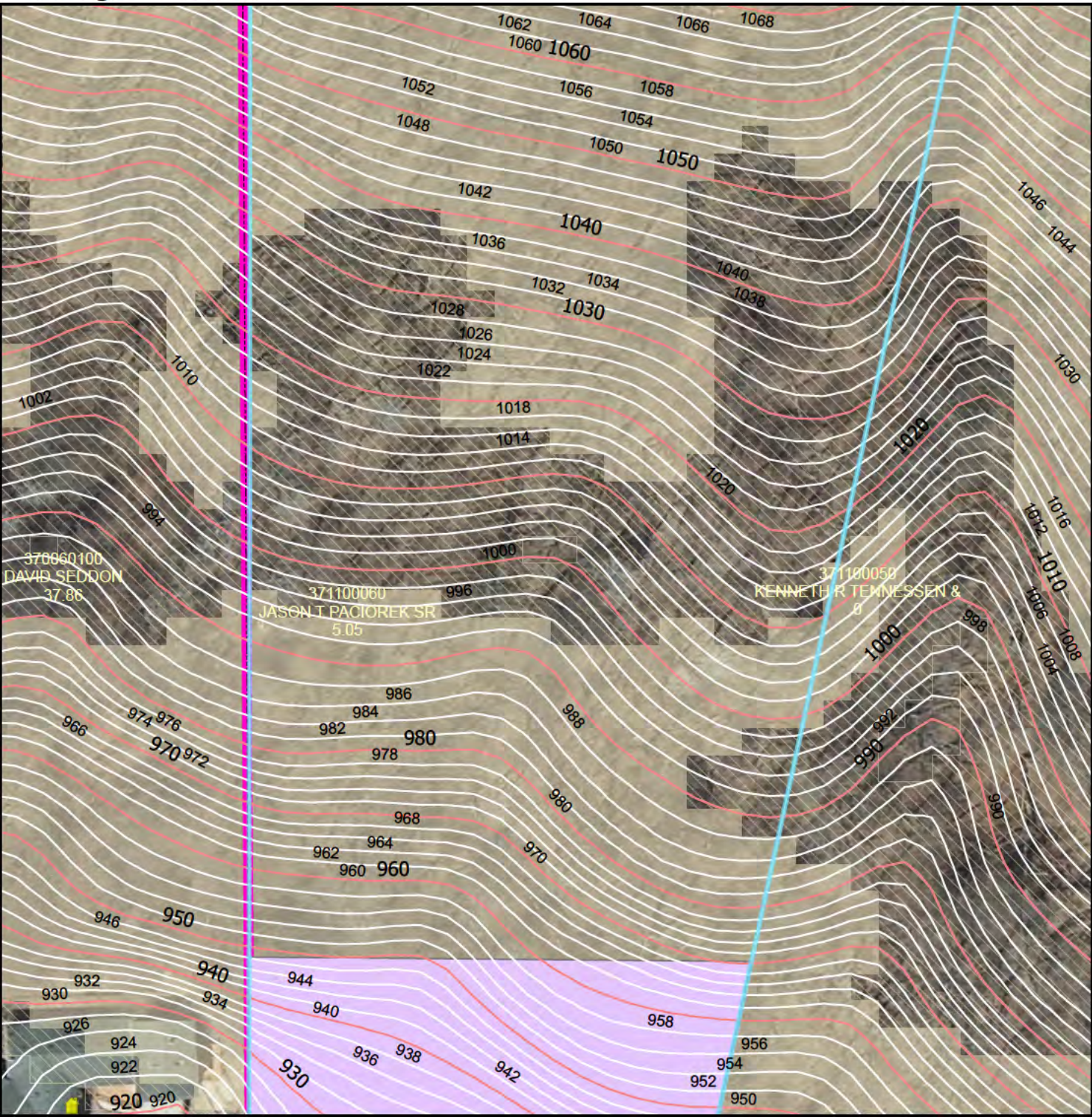


Public Hearing
June 20, 2022

Jason Paciorek (Owner)
R1 Zoned District

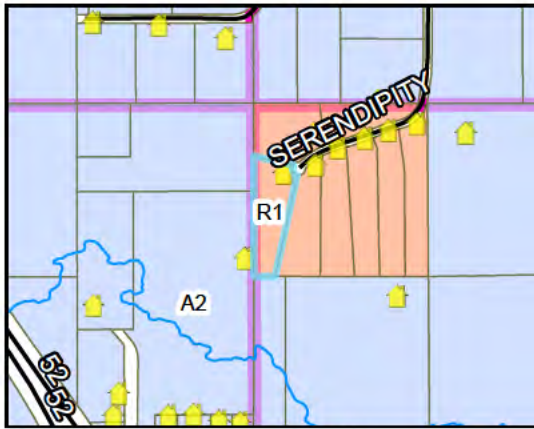
Part of Lot 06 Block 01 of the
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Request to rezone 16,134 square feet
from R1 to A2



Legend

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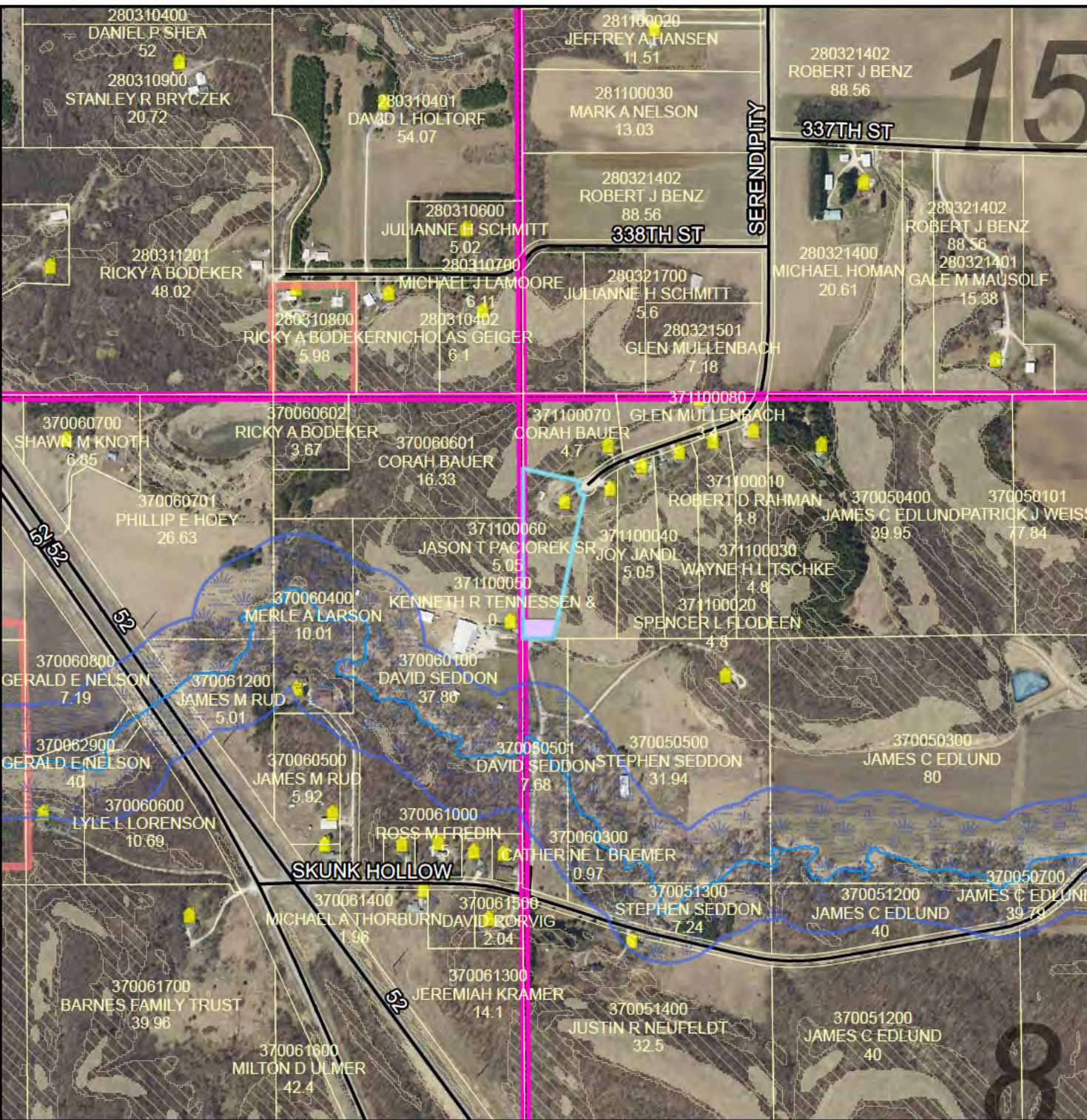


0 15 30 60 90 US Feet

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MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
June 20, 2022

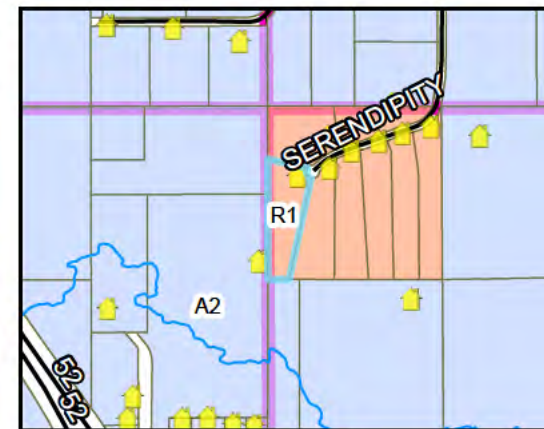
Jason Paciorek (Owner)
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Part of Lot 06 Block 01 of the
Serendipity Addition in Leon Township

Request to rezone 16,134 square feet
from R1 to A2

Legend

- Intermittent Streams
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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

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: June 20, 2022
Report date: June 16, 2022

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request for map amendment submitted by Phillip Hoey (Owner) to rezone 27.27-acres from A2 (General Agriculture District) to R1 (Suburban Residence District). Parcel 37.006.0701. HWY 52 BLVD, Cannon Falls, MN 55009. Part of the W 1/2 of the NE 1/4 of Section 06 TWP 111 Range 17 in Leon Township.

Application Information:

Applicant: Phillip Hoey (Owner)

Address of zoning request: HWY 52 BLVD Red Wing, MN 55066

Parcel: 37.006.0701

Legal Description: Part of the W 1/2 of the NE 1/4 of Section 06 TWP 111 Range 17 in Leon Township.

Township Information: Leon Township has considered the Applicant's rezoning request and has provided a letter of support.

Zoning District: A2 (General Agriculture)

Attachments and links:

Application and submitted project summary

Site Map(s)

Project Review (Rezone)

Goodhue County Zoning Ordinance (GCZO):

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

Overview:

The Applicant (Phillip Hoey, Owner) has submitted a "change of zone" request involving a 28.62-acre parcel of property in Leon Township. The Applicant is requesting to rezone approximately 25.53-acres of the parcel from A2 (General Agriculture District) to R1 (Suburban Residence District) to allow the potential for the establishment of up to three dwelling sites. 1.35 acres of land is not included in this rezoning request. This acreage is proposed to be split and combined with parcel 37.006.0700 if the rezoning is approved.

The current A-2 zoning classification does not allow dwelling establishment on the property due to the A2 section density maximum of 12 dwellings, one per original 1/4 1/4 section. Section 06 of Leon Township currently has 27 dwellings. Section 06 is 0.4 miles wider than a typical Township section meaning section 06 is approximately 256 acres larger than a typical section. Almost all sections surrounding Section 06 in Leon and Cannon Falls Township are zoned A-2 and have more than 12 dwellings.

Leon Township has considered the rezoning request and provided a letter supporting the request.

Project Summary:

Property Information:

- The subject property consists of a single parcel comprising 28.62 acres. Several acres of the parcel are currently used for row crop agriculture while other areas consist of undeveloped/vacant land and woods.
- The property is currently zoned A2. Adjacent properties on all sides are zoned A2.

- The subject property is surrounded by medium-density residential development, row crop agricultural uses, and woodlands. Highway 52 comprises the property’s western border. The parcel is located approximately ¼ mile west of the Serendipity Addition which is zoned R-1 and contains 8 dwellings.
- The parcel is located less than 2 miles from the City of Cannon Falls.
- The property is not located within a Historic Preservation District. It is not anticipated that any scenic or historic amenities will be negatively impacted as a result of the proposed rezone.
- A portion of the southeast corner of the parcel is designated Shoreland of an unnamed creek. There are no areas designated as Floodplain on the parcel.

Proposed Uses:

- The Applicant has included a concept plan with the Change of Zone request indicating their intent to subdivide the property into three residential lots. The proposed parcels would be accessed via the existing driveway access from Highway 52. If the Change of Zone is approved, the Applicant intends to apply to subdivide the property including submittal of Preliminary and Final Plats for consideration.

Accessibility:

- The Applicant and County staff have discussed the proposal with MNDOT District 6 Planner Tracy Schnell. MNDOT staff indicated that they have no issues with the proposal to rezone the property and use the existing driveway access for up to three dwellings. The 2023 Highway 52 reconstruction plans show the median crossing between the north and southbound lanes of Highway 52 will be closed in front of the existing driveway access.
- The Applicant is aware that they will need to work with MNDOT during the platting and construction processes to obtain appropriate access and Right-of-Way permits. MNDOT indicated a right turn lane may be required for property access however additional research would be done upon receipt of a completed access application from the Applicant.

Planning Information:

- The R1 District is intended to provide a district that defines and protects areas suitable for low to medium-density residential development as the principal use of the land and to allow related facilities desirable for a residential environment. It is also intended that the district allows varying densities of development in accordance with the ability to provide water and sewer facilities.
- The property is currently used for row crop production with additional undeveloped acreage. Section 06 has one registered feedlot however there are no registered feedlots on the property or within 1000 feet or 96% Odor-Annoyance Free Rating of the parcel proposed to be rezoned.
- The Prime Farmland Rating for Agriculture is as follows:

<i>Soil Name</i>	<i>Slope</i>	<i>Amount (acres)</i>	<i>% of Total</i>	<i>Prime Farmland Rating</i>
Rasset Sandy Loam	0-6%	10.8	36.6%	Prime Farmland
Ridgeton Sandy Substratum	12-20%	3.3	11.2%	Not Prime Farmland
Chelsea Loamy Sand	6-12%	2.4	8.2%	Not Prime Farmland
Winneshiek-Waucoma Complex	18-35%	3.9	13.1%	Not Prime Farmland
Hawick Sandy Loam	18-45%	0.2	0.7%	Not Prime Farmland
Kalmarville-Radford Complex, Frequently Flooded	0-3%	2.4	8.1%	Not Prime Farmland

Littleton Silt Loam, Occasionally Flooded	0-2%	1.8	6.2%	Prime Farmland if protected from flooding
Schapville-Schullsburg Complex	6-12%	4.5	15.4%	Not Prime Farmland
Brodaloe, flaggy-Schapville complex	18-80%	0.2	0.5%	Not Prime Farmland

Goodhue County Comprehensive Plan:

- The proposed rezone appears compatible with the goals and objectives of the Goodhue County Comprehensive Plan:

“Support the establishment of rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County”

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

“Direct the location of new or replacement dwelling sites in areas that minimize loss or conversion of prime agriculture soils”

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 Phillip Hoey (Property Owner) to rezone 27.27-acres of parcel 37.006.0701 from A2 (General Agriculture District) to R1 (Suburban Residence District). Subject to the following condition:

1. This rezoning shall not be recorded until the 1.35-acre as depicted in the attached survey as Parcel B is officially split from parcel 37.006.0701 and combined with parcel 37.006.0700.



Looking south, road is northbound HWY 52





Access drive used for existing dwelling on parcel 37.006.0700, proposed to be used for future dwellings. Median crossing is proposed to be closed by MNDOT around 2023.

22-0037

MAP Amendment

\$500 RECEIPT# 17610 DATE 5-27-22

APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME: Phillip Hoey	
APPLICANT'S ADDRESS: 2960 320th st w, Northfield MN 55057	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

- Map Amendment - Parcel: 37.006.0701 ; Current District: AG Requested District: R1
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____

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

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

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

4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:
See Attached letter from Leon Township, map showing location of the parcel in relation to other residential, and map showing how the lot could be divided into 3 lots

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

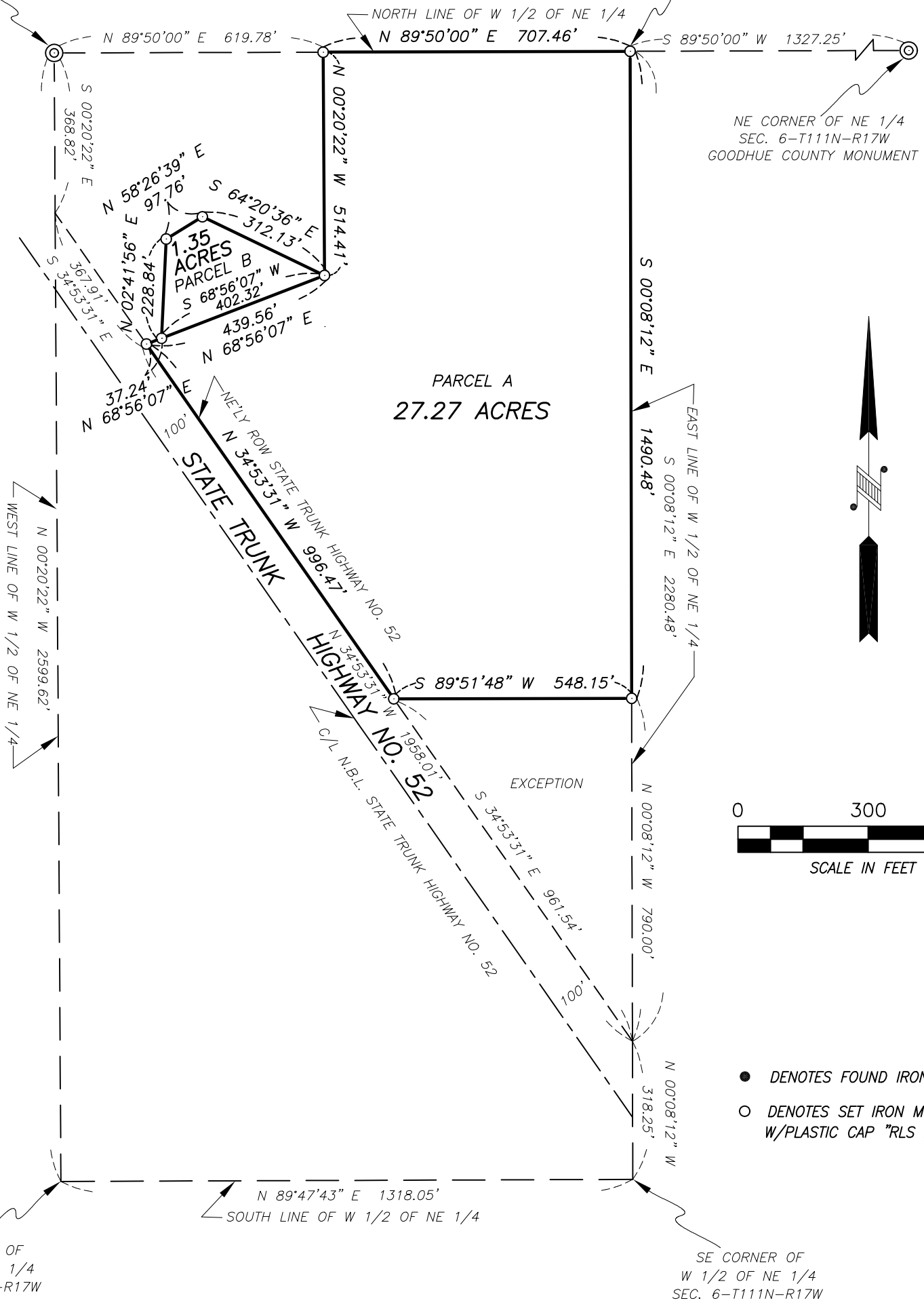
Signature:  Date: 5/26/2022

Print name: Phillip Hoey owner or authorized agent

NW CORNER OF
W 1/2 OF NE 1/4
SEC. 6-T111N-R17W
GOODHUE COUNTY MONUMENT

NE CORNER OF
W 1/2 OF NE 1/4
SEC. 6-T111N-R17W

NE CORNER OF NE 1/4
SEC. 6-T111N-R17W
GOODHUE COUNTY MONUMENT



CERTIFICATE FOR:
PHIL HOEY
2960 320TH STREET WEST
NORTHFIELD, MN 55057

SEE ATTACHED FOR LEGAL DESCRIPTIONS

RAPP LAND SURVEYING, INC.

45967 HIGHWAY 56 BLVD
KENYON, MN 55946
(612) 532-1263

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.

JUNE 14, 2022

David G. Rapp

Dated:

David G. Rapp
Minnesota Registration No. 22044

DRAWN BY:
BDR

DATE:
6-14-22

PROJECT NO.
D22174

SCALE:
1" = 300'

SHEET
2 of 2 sheets

BOOK/PAGE
55/02

Potential lot configuration



LEON TOWNSHIP


May 24, 2022

Mr Phil Hoey
PIN: 37.006.0701

At the Leon Town Board meeting on May 17, 2022, our Board of Supervisors passed the following motion:

Based on limited access caused by changes to the Highway 52 Corridor,
the Township supports the rezoning of property 37.006.0701 to
Residential.

Respectfully,


Sandy Hanson, Clerk

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

- Subd. 5
- A. The names and addresses of the petitioner or petitioners and their signatures to the petition. **See application**
 - B. Survey information: **See application**
 - C. The current and proposed district: **A2 to R1**
 - D. The current use and the proposed use of the land. **The property is currently used for row crop agriculture and vacant land. The Applicant has proposed to rezone the property to R1 (Suburban Residence District) and use the formal platting process to split the property into 3 buildable lots.**
 - E. The reason for the requested change of zoning district. **Due to County dwelling density restrictions and accessibility challenges for tractors/ag equipment to access the property, the Applicant has proposed to rezone the property to a residential district and subsequently plat up to three building sites.**
 - F. A copy of the soil map showing the soils types within the proposed boundary and the surrounding area. **A soils map for the site has been prepared.**
 - G. Prime Farmland Rating of the soil types in F.
 - The Prime Farmland Rating for Agriculture is as follows:

Soil Name	Slope	Amount (acres)	% of Total	Prime Farmland Rating
Rasset Sandy Loam	0-6%	10.8	36.6%	Prime Farmland
Ridgeton Sandy Substratum	12-20%	3.3	11.2%	Not Prime Farmland
Chelsea Loamy Sand	6-12%	2.4	8.2%	Not Prime Farmland
Winneshiek-Waucoma Complex	18-35%	3.9	13.1%	Not Prime Farmland
Hawick Sandy Loam	18-45%	0.2	0.7%	Not Prime Farmland
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Littleton Silt Loam, Occassionally Flooded	0-2%	1.8	6.2%	Prime Farmland if protected from flooding
Schapville-Schullsburg Complex	6-12%	4.5	15.4%	Not Prime Farmland
Brodaloe, flaggy-Schapville complex	18-80%	0.2	0.5%	Not Prime Farmland
Hawick sandy loam	18-45%	0.4	88.1%	Not Prime Farmland
Burkhardt sandy loam	0-6%	0.1	11.9%	Farmland of Statewide Importance

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

A portion of the southeast corner of the property is designated as Shoreland of an unnamed creek. There are no Blufflands on the property. There is ample room on the property to accommodate three dwellings without negatively impacting the Shoreland areas.

2. The compatibility with surrounding land uses

Surrounding land uses include medium-density residential. Residential housing located within the Serendipity Addition is located approximately ¼ mile east of the property. Medium-density residential uses are also located to the south along Skunk Hollow Trail and to the north along 338th ST. Existing dwellings are separated from the property by woodlands and areas of steep slopes. Land used for row crop agriculture is located to the west across Highway 52. One dwelling site borders the property to the northwest owned by Shawn Knoth (parcel 37.006.0700).

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 06 is an A2 zoned section. A2 Districts allow a maximum of 12 dwellings per section, one per original ¼ ¼ section. There are currently 27 dwellings within the section therefore no dwelling site eligibility exists. If rezoned to R1, any dwellings constructed on R1 zoned parcels would not count towards the Section's overall density.

Section 06 is 0.4-miles wider than typical Township sections. This additional width adds approximately 256-acres to section 06.

Subd. 7 The impact on any surrounding agricultural uses

The property is currently used for row crop agriculture and vacant land. Less than half of the impacted acreage is considered Prime Farmland or Farmland of Statewide Importance. If rezoned to R1, animal agriculture would not be a permitted use. Row crop agriculture could continue as an existing non-conforming use. There are no existing feedlots within 1000-feet or 96% odor-annoyance free rating of the parcel that would be impacted by the rezone.

Subd. 8 The impact on the existing transportation infrastructure

The Applicant's property is accessed off of Highway 52 (blacktop surface). The Applicant and County Zoning staff have discussed the proposal to add three dwellings to the property with MNDOT District 6. MNDOT has indicated they do not have any issues with the proposed rezone or addition of three dwelling sites. The Applicant will need to work with MNDOT District 6 during the platting process to obtain any access approvals and required MNDOT ROW permits.

Subd. 9 The impact on surrounding zoning districts

The property and all surrounding properties are zoned A2. Property within the Serendipity addition is zoned R1.

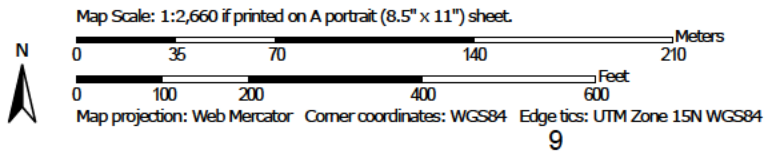
Subd. 10 A statement concerning the cumulative effect and compatibility of the requested zoning change on the affected Township and any cities located within 2 miles of the proposed parcel.

Rezoning the subject parcel to R1 does not appear to have negative cumulative effects on the immediate surrounding area or the City of Cannon Falls. The

surrounding area is used primarily for medium density residential among woodlands and steep slopes.


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

Custom Soil Resource Report Soil Map





MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Goodhue County, Minnesota
 Survey Area Data: Version 17, Sep 10, 2021

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

Date(s) aerial images were photographed: Jul 1, 2013—Nov 15, 2016

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

MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

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June 20, 2022

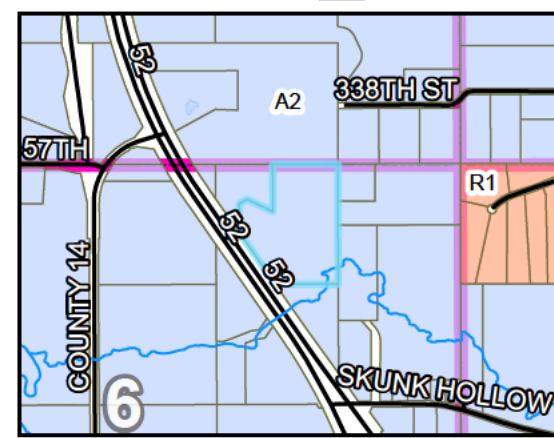
Phillip Hoey (Owner)
A2 Zoned District

Part of the W 1/2 of the NE 1/4 of Section
06 TWP 111 Range 17 in Leon Township

Request to rezone 26.63-acres from A2
to R1

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 Created June, 2022 by LUM



MAP 02: VICINITY MAP

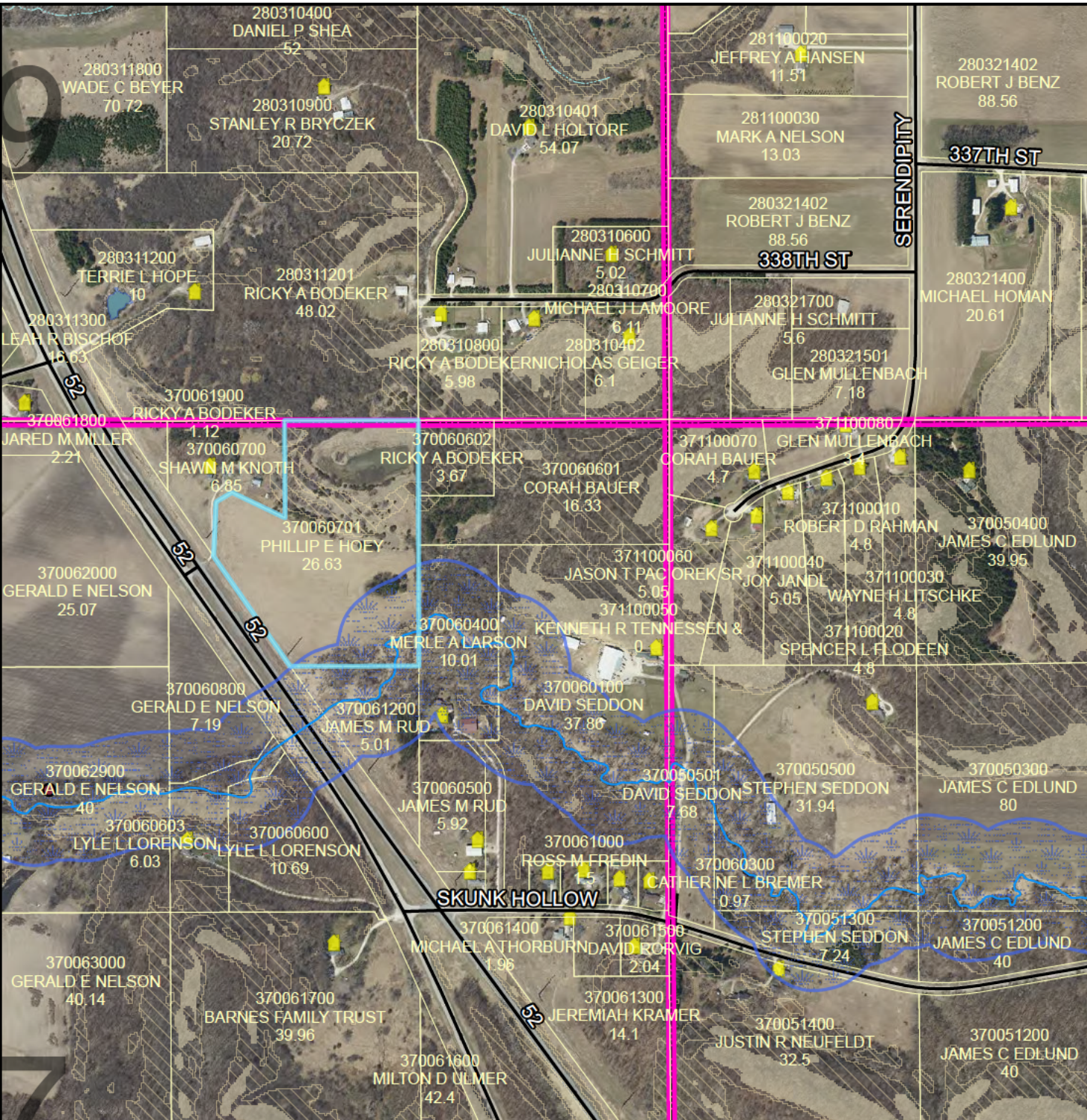
BOARD OF ADJUSTMENT

Public Hearing
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Phillip Hoey (Owner)
A2 Zoned District

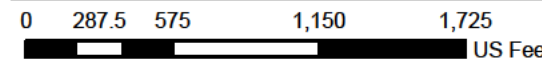
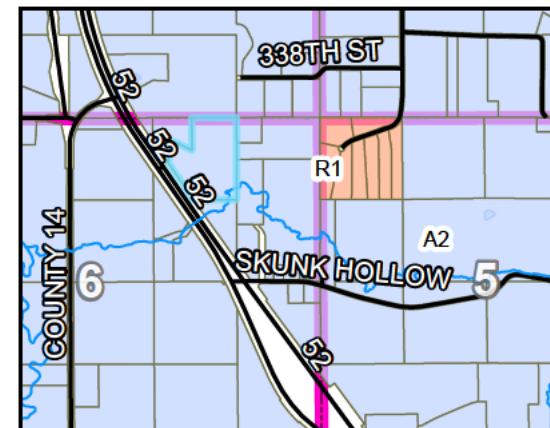
Part of the W 1/2 of the NE 1/4 of Section
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Request to rezone 26.63-acres from A2
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Legend

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| | | | X |



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2020 Aerial Imagery
Map Created June, 2022 by LUM



MAP 02: VICINITY MAP

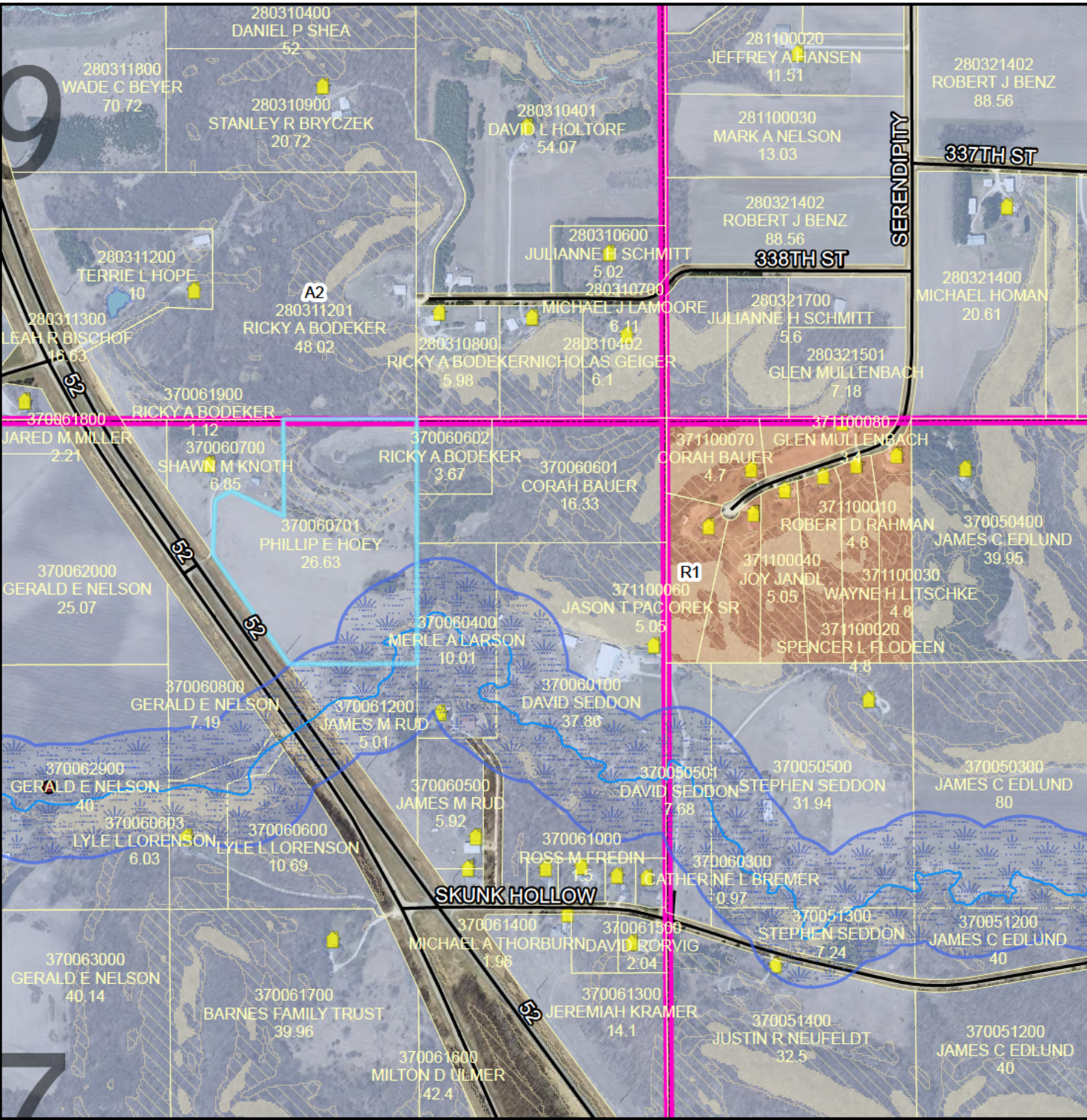
BOARD OF ADJUSTMENT

Public Hearing
June 20, 2022

Phillip Hoey (Owner)
A2 Zoned District

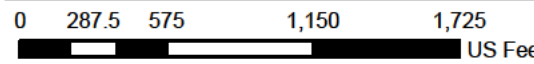
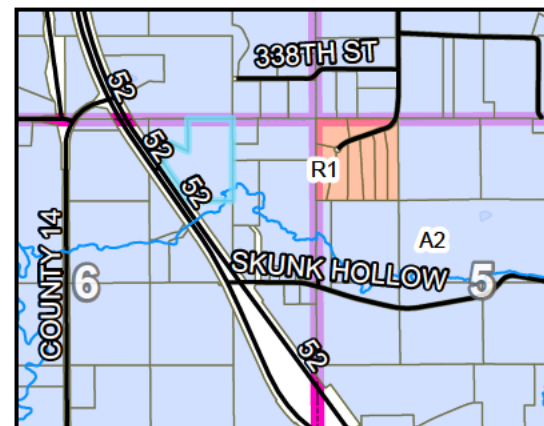
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Request to rezone 26.63-acres from A2
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Legend

- | | | | |
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| | Municipalities | | |



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MAP 03: ELEVATIONS

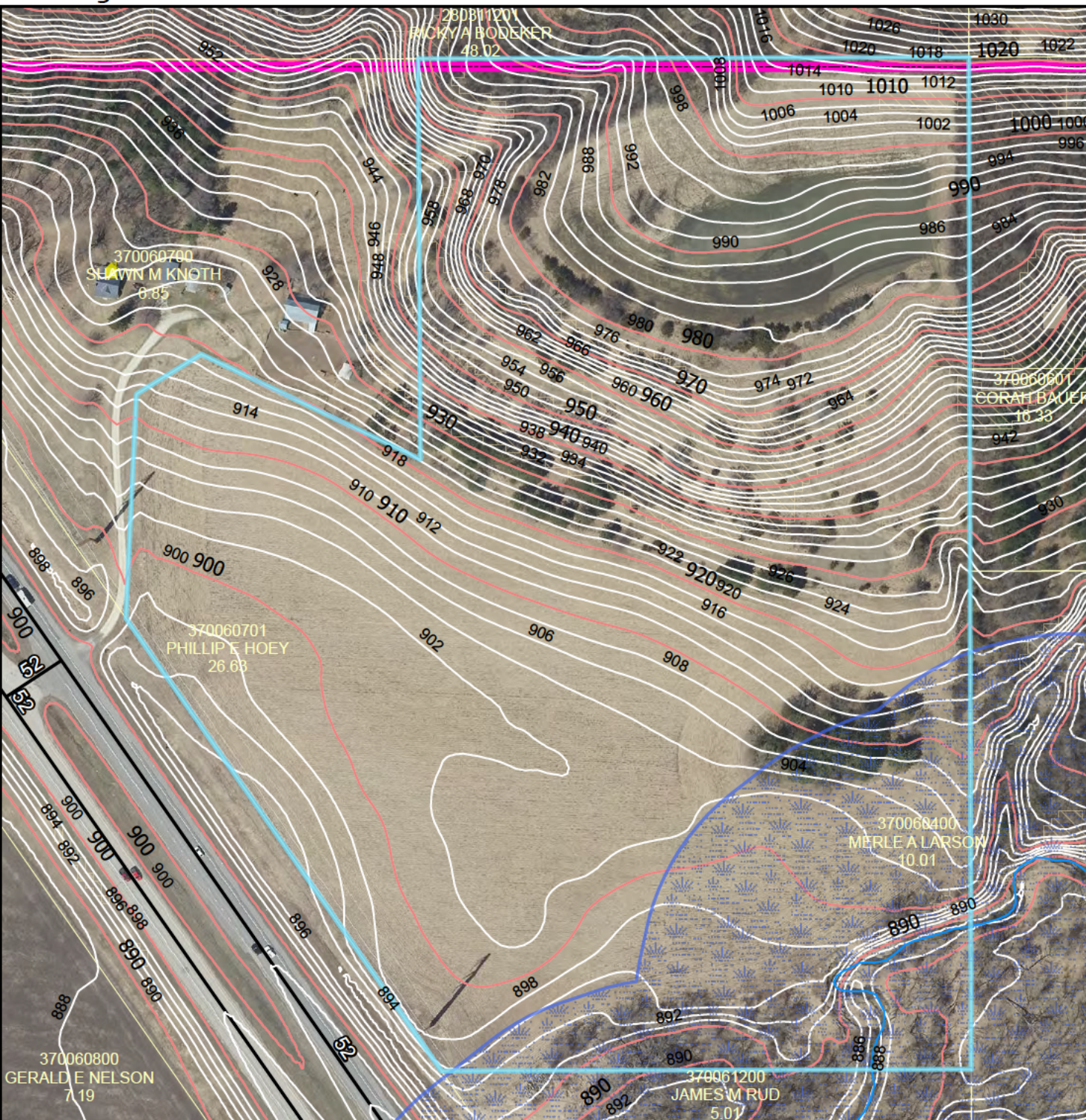
BOARD OF ADJUSTMENT

Public Hearing
June 20, 2022

Phillip Hoey (Owner)
A2 Zoned District

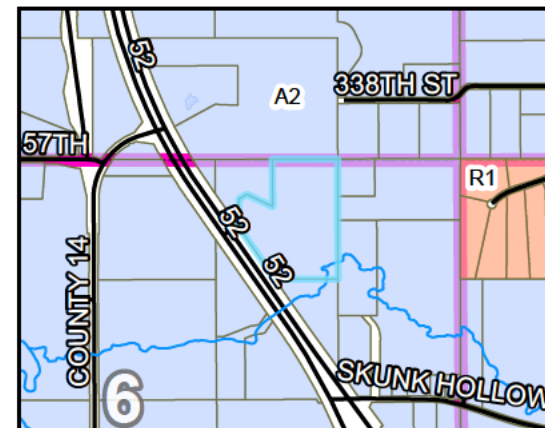
Part of the W 1/2 of the NE 1/4 of Section
06 TWP 111 Range 17 in Leon Township

Request to rezone 26.63-acres from A2
to R1



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 | |



0 70 140 280 420 US Feet

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2020 Aerial Imagery
Map Created June, 2022 by LUM



ARTICLE 27 ~~B-2~~, ~~HIGHWAY~~ BUSINESS DISTRICT

SECTION 1. PURPOSE

The ~~B-2~~, ~~Highway~~ Business District is intended for ~~major~~ retail, service and repair establishments ~~serving a large trade area, usually the entire County or beyond and oriented to the traveling public.~~ The trade area population served by these establishments requires easy access, ~~although patronage is more dispersed and visits to these establishments less frequent than in the B-1 District.~~ It is the intent of the ~~B-2~~ District regulations that establishments desiring location along major traffic routes be grouped with appropriate and adequate access ways provided.

SECTION 2. PERMITTED USES

~~All permitted uses are subject to zoning and building permits. All permitted uses are subject to zoning and building permits. Permitted uses allowed in the B Zoning District shall be as shown in Article 20, Section 8, "Table of Uses".~~

~~Subd. 1. — Motor vehicle and implement sales and service.~~

- ~~A. — Any automobile sales or services, car wash, trailer sales or service, auto repair garage, or automobile rental.~~
- ~~B. — Any motor fuel station.~~
- ~~C. — Any agricultural equipment sales or service.~~
- ~~D. — Any truck sales or service, truck wash or truck repair garage.~~

~~Subd. 2. — Entertainment and Recreation Establishments.~~

- ~~A. — Any theater, dance hall, bowling alley, pool or billiard hall, public swimming pool, roller or ice rink.~~

~~Subd. 3. — Drive-In Establishments.~~

- ~~A. — Any drive-in establishment including banks and restaurants.~~

~~Subd. 4. — Retail or Wholesale Establishments.~~

- ~~A. — Any building supply sales.~~
- ~~B. — Any boat sales or repair.~~
- ~~C. — Any eating or drinking establishment.~~
- ~~D. — Any landscape nursery or commercial greenhouse.~~
- ~~E. — Any motel.~~
- ~~F. — Any shopping center.~~
- ~~G. — Any assembly of previously prepared materials which have been manufactured elsewhere.~~

~~Subd. 5. — Any residence when included as an integral part of the principal building to be occupied by the owner or his employee.~~

~~Subd. 6. — Wind Energy Conversion Systems.~~

SECTION 3. CONDITIONAL USES AND INTERIM USES

~~All conditional and interim uses are subject to zoning and building permits. All conditional uses and interim uses are subject to zoning and building permits. Conditional and interim uses allowed in the B Zoning District shall be as shown in Article 20, Section 8, "Table of Uses".~~

~~Subd. 1. — Any commercial radio and television towers, transmitters, or receivers.~~

~~Subd. 2. — Bed & Breakfast Inn.~~

~~Subd. 3. — Any Church.~~

~~Subd. 4. — Wind Energy Conversion Systems.~~

SECTION 4. COMMERCIAL DEVELOPMENT STANDARDS

Uses established in the B-2, ~~Highway~~ Business District shall be operated subject to the following conditions:

- Subd. 1. Any business, except motor fuel stations and open automobile or trailer sales, display areas, ~~or~~ rental areas, or permitted exterior storage shall be conducted entirely within a building.
- Subd. 2. Any public entrance to such store, shop or business shall be from the principal street upon which the property abuts, or within ~~fifty (50)~~ feet thereof, except that a rear entrance from the building to a public parking area may be provided.
- Subd. 3. Any open air display area, open automobile or truck sales lot, trailer sales lot, or farm implement display area shall provide a graveled or aggregate surfaced area, which shall be properly maintained.

SECTION 5. ACCESSORY USE

In the B-2, ~~Highway~~ Business District, any of the following accessory uses, buildings or structures customarily incidental to any permitted or conditionally permitted use shall be permitted, provided that such accessory use, building or structure shall be located on the same property.

- Subd. 1. Any building or use customarily necessary to any permitted use which will not be detrimental either by reason of odor, smoke, noise, or vibration to the surrounding neighborhood, which may include the repair, alteration, finishing assembly or storage of goods.
- Subd. 2. ~~Any building or use customarily necessary to any permitted uses, but which will not be detrimental either by reason of odor, smoke, noise or vibration to the surrounding neighborhood.~~
- Subd. 3. Any temporary building for uses incidental to construction work provided that such building shall be removed upon the completion of the construction work.

SECTION 6. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENT

Any lot in a B-2, ~~Highway~~ Business District on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

- Subd. 1. Lot Size and Width. Any lot used as a business shall have an area sufficient in size to provide an adequate and safe water supply and sewage disposal system as established by standards required by state or County health regulations, but shall not be less than ~~five thousand (5,000)~~ square feet in area and have a frontage of less than ~~fifty (50)~~ feet.
- Subd. 2. Yard Requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
- A. Front Yard.
1. ~~There shall be a minimum setback of 45-feet from any right-of-way lines. A front yard of not less than forty five (45) feet shall be provided as measured from the street right-of-way line.~~
 2. In the event any building is located on a lot at the intersection of two ~~(2)~~ or more roads or highways, such lot shall have a front yard abutting each such road or highway.
- B. Side Yard.
1. No side yard shall be required for any interior lot.
 2. For ~~any corner~~ lot abutting any agricultural or residential district, a minimum side yard of ~~forty five (45)~~ feet shall be required.
- C. Rear Yard. A rear yard of not less than ~~twenty (20)~~ feet shall be required; ~~where alleys exist the measurements of the rear yard may include one half (1/2) the width of the alley.~~
- Subd. 3. ~~Bluff Impact Zone. For any use or structure in the B-2 District, the setback from the bluff impact zone shall be no less than thirty (30) feet.~~
- Subd. 4. Height Requirements. Every permitted, conditionally permitted or accessory building shall ~~not exceed 35-feet in height. meet the following requirements:~~
- ~~A. Any building shall not exceed thirty five (35) feet in height.~~
- Subd. 5. Exceptions. Certain uses here exempted from meeting the lot size, yard and height requirements. These exemptions are listed in Article 11, Section 21.

SECTION 7. ESSENTIAL SERVICES REGULATIONS

Essential service facilities may be allowed in any B-2, ~~Highway~~ Business District in accordance with the provisions of Article 15 of this Ordinance.

SECTION 8. GENERAL REGULATIONS

Additional requirements for parking and other regulations in the B-2, ~~Highway~~ Business district are set forth in Article 11 of this Ordinance.

ARTICLE 28 I, INDUSTRY DISTRICT

SECTION 1. PURPOSE

The I, Industry District is intended to provide a district that will allow compact, convenient, limited, highway-oriented industry closely related to existing urban areas in the County and at standards that will not impair the traffic carrying capabilities of abutting roads and highways. It is recognized that industrial uses are an important part of the County's land use patterns. The regulations for this district are intended to encourage industrial development that is compatible with surrounding or abutting districts.

SECTION 2. PERMITTED USES

~~All permitted uses are subject to zoning and building permits. All permitted uses are subject to zoning and building permits. Permitted uses allowed in the I Zoning District shall be as shown in Article 20, Section 8, "Table of Uses".~~

~~Subd. 1. — Any building materials storage yards.~~

~~Subd. 2. — Any contractor's establishment, storage yard or equipment rental.~~

~~Subd. 3. — Any essential services building or storage yards.~~

~~Subd. 4. — Any grain elevator; including storage and processing.~~

~~Subd. 5. — Any wholesale establishment; including warehousing, storage buildings, commercial laundries or dry cleaning plants.~~

~~Subd. 6. — Any manufacture, compounding or treatment of such products as bakery goods, candy cosmetics, dairy products, food products, drugs, perfumes, pharmaceutical, soap (cold mix only), or toiletries.~~

~~Subd. 7. — Any manufacture, compounding or treatment of such articles or merchandise, previously prepared materials which have been manufactured elsewhere; including bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semi-precious metals or stones, shells, textiles, tobacco, wood (excluding planing mills) yarn or paint, not employing a boiling process.~~

~~Subd. 8. — Any manufacturing process or treatment of products using light machinery; such as tool and die shops or metal fabricating plants.~~

~~Subd. 9. — Wind Energy Conversion Systems.~~

SECTION 3. CONDITIONAL USES AND INTERIM USES

~~All conditional and interim uses are subject to zoning and building permits. All conditional uses and interim uses are subject to zoning and building permits. Conditional and interim uses allowed in the I Zoning District shall be as shown in Article 20, Section 8, "Table of Uses".~~

~~Subd. 1. — Any manufacturing of cement, lime, gypsum or plaster.~~

~~Subd. 2. — Any distillation of bone, coal, tar petroleum, refuse, grain or wood.~~

~~Subd. 3. — Any explosives manufacture or storage.~~

~~Subd. 4. — Fertilizer manufacture, compost or storage.~~

- ~~Subd. 5. — Any garbage, offal, dead animals, refuse, rancid fats, incineration, glue manufacturing, size or gelatine manufacturing where the processes include the refining or recovery of products from animal refuse or offal.~~
- ~~Subd. 6. — Any junkyard.~~
- ~~Subd. 7. — Livestock feeding yards, slaughtering of animals or stock yards.~~
- ~~Subd. 8. — Any petroleum or asphalt refining or manufacturing.~~
- ~~Subd. 9. — Any smelting or refining of metals from ores.~~
- ~~Subd. 10. — Any steam board hammers or forging presses.~~
- ~~Subd. 11. — Any storing, curing or tanning of raw, green or salted hides or skins.~~
- ~~Subd. 12. — Any lawful use of land or building not elsewhere provided for and which by its nature does not through noise, dirt, soot, offensive odors or unsanitary conditions constitute either a public or private nuisance.~~
- ~~Subd. 13. — Wind Energy Conversion Systems.~~

SECTION 4. INDUSTRIAL DEVELOPMENT STANDARDS

Uses established in the Industrial District shall be operated subject to the following conditions:

- Subd. 1. Every use, except permitted storage yards ~~for Subdivision 1, 2, 3, 4 and 9 of Section 2 of this Article,~~ shall be conducted wholly within a building with a landscaped front yard and with the side and rear yard used for loading and unloading and parking.
- Subd. 2. Any open storage area shall provide a graveled or aggregate surfaced area which shall be properly maintained.

SECTION 5. ACCESSORY USES

In the Industrial District any of the following accessory uses, buildings, or structures customarily incidental to any permitted or conditionally permitted use shall be permitted, provided that such accessory use, building or structure shall be located on the same property.

- Subd. 1. Any building or use customarily necessary to any permitted use which will not be detrimental either by reason of odor, smoke, noise, or vibration to the surrounding neighborhood, ~~which may~~ including the repair, alteration, finishing assembly, fabrication or storage of goods.
- Subd. 2. ~~Any building or use customarily necessary to any permitted uses, but which will not be detrimental either by reason of odor, smoke, noise or vibration to the surrounding neighborhood.~~
- Subd. 3. Any temporary building for uses incidental to construction work provided that such building shall be removed upon the completion of the construction work.
- Subd. 4. Any dwelling unit for employees having duties in connection with any premises requiring residence on the premises.

SECTION 6. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS

Any lot in the Industrial District on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

- Subd. 1. Lot Size and Width. Any permitted or conditional use shall have an area sufficient in size to provide an adequate and safe water supply and sewage disposal system as established by standards required by state or County health regulations, but shall not be less than ~~ten thousand (10,000)~~ square feet in area and have a frontage of less than ~~fifty (50)~~ feet.
- Subd. 2. Yard Requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
- A. Front Yard.
1. ~~There shall be a minimum setback of 45-feet from any right-of-way lines. A front yard of not less than forty five (45) feet shall be provided as measured from the street right-of-way line.~~
 2. In the event any building is located on a lot at the intersection of two ~~(2)~~ or more roads or highways, such lot shall have a front yard abutting each such road or highway.
- B. Side Yard.
1. Every building shall have two ~~(2)~~ side yards. Each side yard shall have a minimum width of ~~twenty (20)~~ feet.
 2. ~~Any~~~~For a corner~~ lot abutting any agricultural or residential district, a minimum side yard of ~~forty five (45)~~ feet shall be required.
- C. Rear Yard. A rear yard of not less than ~~fifty (50)~~ feet shall be required.
- Subd. 3. ~~Bluff Impact Zone. For any use or structure in the I District, the setback from the bluff impact zone shall be no less than thirty (30) feet.~~
- Subd. 4. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements:
- A. All buildings shall not exceed ~~forty five (45)~~ feet in height.
- Subd. 5. Exceptions. Certain uses here exempted from meeting the lot size, yard, and height requirements. These exemptions are listed in Article 11, Section 21.

SECTION 7. ESSENTIAL SERVICES REGULATIONS

Essential service facilities may be allowed in any Industrial District in accordance with the provisions of Article 15 of this Ordinance.

SECTION 8. GENERAL REGULATIONS

Additional requirements for parking and other regulations in the Industrial District are set forth in Article 11 of this Ordinance.

GOODHUE COUNTY ZONING ORDINANCE
Business and Industrial Districts Table of Uses

Use	B	I
Retail		
Retail stores under 40,000 square feet	P	NP
Automotive service station	P	NP
Retail stores over 40,000 square feet	C/I	NP
Automobile sales, car wash, trailer sales or service, auto repair garage, or automobile rental	P	NP
Motor fuel station	C/I	NP
Agricultural equipment sales or service	P	NP
Truck sales or service, truck wash or truck repair garage	P	NP
Building supply sales	P	NP
Boat sales or repair	P	NP
Landscape nursery or commercial greenhouse	P	NP
Shopping center	C/I	NP
Services		
Funeral Home	P	NP
Beauty shop or barber shop	P	NP
Bank or savings and loan institution	P	NP
Professional offices	P	NP
Drive-in establishment including banks and restaurant	P	NP
Eating or drinking establishment	P	NP
Motel	P	NP
Bed & Breakfast Inn	C/I	NP
Entertainment/Recreational Establishments		
Theater, dance hall, bowling alley, pool or billiard hall	P	NP
Public swimming pool, roller or ice rink	P	NP
Industrial		
Assembly of previously prepared materials which have been manufactured elsewhere	P	P
Building materials storage yards	NP	P
Contractor's establishment, storage yard, or equipment rental	NP	P
Grain elevator including storage and processing	NP	P
KEY: P = PERMITTED NP = NOT PERMITTED C = CONDITIONAL USE PERMIT I = INTERIM USE PERMIT		

GOODHUE COUNTY ZONING ORDINANCE
Building and Industrial Districts Table of Uses

Use	B	I
Wholesale establishment: warehousing, storage buildings, commercial laundries or dry cleaning plants	NP	P
Manufacture, compounding or treatment of materials	NP	P
Manufacturing process or treatment of products using light machinery; such as tool and die shops or metal fabricating plants	NP	P
Manufacturing of cement, lime, gypsum or plaster	NP	C/I
Distillation of bone, coal, tar petroleum, refuse, grain or wood	NP	C/I
Essential services building or storage yards	P	P
Explosives manufacture or storage	NP	C/I
Fertilizer manufacture, compost or storage	NP	C/I
Refining or recovery of products from animal refuse or offal	NP	C/I
Junkyard	NP	C/I
Livestock feeding yards, slaughtering of animals or stock yards	NP	C/I
Petroleum or asphalt refining or manufacturing	NP	C/I
Smelting or refining of metals from ores	NP	C/I
Steam board hammers or forging presses	NP	C/I
Storing, curing, or tanning of raw, green or salted hides or skins	NP	C/I
Institutional		
Church	C/I	C/I
Miscellaneous		
WECS (Non-Commercial Micro) (<i>Art. 18</i>)	P	P
WECS (Non-Commercial) (<i>Art. 18</i>)	C/I	P
WECS (Commercial) (<i>Art. 18</i>)	NP	C/I
WECS (Meteorological Tower) (<i>Art. 18</i>)	NP	P
SES (Utility Scale) (<i>Art. 19</i>)	C/I	C/I
SES (Commercial Scale) (<i>Art. 19</i>)	P	P
SES (Residential Scale) (<i>Art. 19</i>)	P	P
Commercial Radio Towers/TV Towers/Transmitters	C/I	C/I
Residence when included as part of the principal building occupied by owner or their employee	P	P
Self service storage facility	C/I	C/I
KEY: P = PERMITTED NP = NOT PERMITTED C = CONDITIONAL USE PERMIT I = INTERIM USE PERMIT		

Goodhue County Land Use Management

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

Lisa M. Hanni, L.S. Director

County Surveyor / Recorder

Building | Planning | Zoning
Telephone: 651.385.3104
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Self-Serve Storage:

The Ordinance Subcommittee has reviewed proposed definitions and performance standards to allow self-service storage facilities as a conditional use in Business and Industrial Districts. Below is the definition and proposed performance standards reviewed by the Ordinance Subcommittee.

The Planning Commission should discuss the proposed definitions and performance standards and make a recommendation to staff whether the proposed language should be brought back to the subcommittee for additional review or whether staff should bring the proposed language for a formal ordinance amendment at a future PAC meeting.

Self-service storage facility: real property designed and used for the purpose of renting or leasing secure outdoor storage space and/or self-contained indoor individual storage spaces to customers who have access for the purpose of storing and removing personal property.

Below are various performance standards for self service storage facilities for consideration.

- 1. Storage units/facilities may only be used for storage. Storage units/facilities may not be used for retail sales (including garage sales), industrial uses, vehicle repair, offices, human habitation, or storing any living animal or organism.**
- 2. Storage of hazardous, flammable, or explosive materials as defined in MN Statute 182.651 is prohibited.**
- 3. Water service to storage units is prohibited except for a fire suppression system.**
- 4. The site shall not be located within any wetland, floodplain or blufflands.**
- 5. All lighting shall be downward projecting or shielded to prevent light from being directed off the premises.**
- 6. The facility shall be secured by fencing**
- 7. Exterior storage of materials, vehicles, and equipment may require screening from public view.**
- 8. Areas for exterior storage and access lanes for storage structures shall be surfaced with aggregate, asphalt, or similar material.**
- 9. Driving lanes between structures must be a minimum of 18-feet between the nearest points of buildings.**
- 10. A landscaping and drainage plan detailing adequate provisions for stormwater control and erosion prevention shall be provided.**