



# Goodhue County

## Minnesota

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. January 9, 2023 PAC Draft Meeting Minutes

Documents:

[MINUTES\\_DRAFT\\_JANUARY\\_2023.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: CUP Request For Accessory Building Size  
Request for CUP, submitted by Rodney and Rita Gasser (Owners) to construct an accessory building greater than 7200 square feet. Parcel 40.028.0401. 14057 County 11 BLVD Pine Island, MN 55963. Part of the N ½ of the NW ¼ of Section 28 TWP 109 Range 16 in Roscoe Township. A1 Zoned District.

Documents:

[PACPACKET\\_GASSER\\_REDACTED.PDF](#)

Other-Discussion

Adjourn

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

## Goodhue County Land Use Management

◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
January 9, 2023 MEETING MINUTES  
**DRAFT**

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The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Vice-Chair Chris Buck at the Goodhue County Government Center in Red Wing.

**Roll Call**

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

Commissioners Absent: Carli Stark

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**

<sup>1</sup>Motion by Commissioner Miller; seconded by Commissioner Huneke to approve the meeting agenda.

**Motion carried 8:0**

**2. Approval of Minutes**

<sup>2</sup>Motion by Commissioner Fox; seconded by Commissioner Huneke to approve the previous month's meeting minutes.

**Motion carried 8:0**

**3. Appointment of Chair, Vice-Chair, and BOA Representative**

<sup>3</sup>Motion by Commissioner Stenerson; seconded by Commissioner Huneke to nominate Chris Buck as Planning Advisory Commission Chair for 2023.

There were no other nominations.

**Motion Carried 8:0**

<sup>4</sup>Motion by Commissioner Greseth; seconded by Commissioner Miller to nominate Richard Nystuen as Planning Advisory Commission Vice-Chair for 2023.

There were no other nominations.

**Motion Carried 8:0**

<sup>5</sup>Motion by Commissioner Huneke; seconded by Commissioner Miller to nominate Darwin Fox as BOA Representative for 2023.

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*Commissioner Stenerson noted that in the past those who have not served on the BOA have been given the opportunity to do so if they wish.*

There were no other nominations.

**Motion Carried 8:0**

*Commissioner Greseth stated that he will have to leave the meeting at 6:30 due to another commitment.*

**4. Conflict/Disclosure of Interest**

There were no reported conflicts/disclosures of interest.

**5. Public Hearings**

**PUBLIC HEARING: “Braland Addition” Preliminary and Final Plat Review**

Request submitted by Braland Family LTD Partnership (Owners) for Preliminary and Final Plat review of the proposed Braland Addition Plat comprising approximately 63.42-acres. Parcels 36.016.0900. 2351 490<sup>th</sup> Street Kenyon, MN 55946. Part of the E 1/2 of the SW 1/4 of Section 16 TWP 109 Range 18 in Kenyon Township. A-1 Zoned District.

*Pierret presented the staff report and attachments.*

**Chair Buck Opened the Public Hearing**

No one spoke for or against the request

**After Chair Buck called three times for additional comments it was moved by Commissioner Greseth and seconded by Commissioner Huneke to close the Public Hearing.**

**Motion carried 8:0**

*Commissioner Stenerson stated he has a concern regarding the use of an easement for access. He noted that easements can occasionally go over inaccessible portions of the property and that the proposed easement was not provided in the packet.*

*Kent Braland (Owner) stated the easement will run down proposed Lot 1 to 490<sup>th</sup> Street.*

*Commissioner Stenerson asked how Outlot A gets off of the property?*

*Mr. Braland stated that the easement for Outlots A and C will be down an existing driveway.*

*Commissioner Stenerson clarified that the easement will run up the property line of Outlot B.*

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*Mr. Braland stated yes.*

*Commissioner Stenerson asked if there are any obstacles there that would prevent somebody from putting in a driveway.*

*Mr. Braland stated no.*

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

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

Recommend that the County Board of Commissioners **APPROVE** the request submitted by Braland Family LTD Partnership for Preliminary and Final Plat of the proposed “Braland Addition” Plat comprising approximately 63.42 acres.

**Motion carried 8:0**

**PUBLIC HEARING: Request for IUP for an Event Center and Resort Facility (Villa Maria Ventures, LLC (John Rupp, Chief Manager))**

Request for an Interim Use Permit (IUP) to establish an Event Center and Resort Facility. The proposal includes remodeling existing structures and constructing additions to provide spaces for lodging, cottages, on-site restaurant, and event spaces. 29847 County 2 BLVD Frontenac, MN 55026. Parcels 32.160.0040 and 32.012.0400. Blocks C, D, and E of Garrards South Extension plat and part of the SE ¼ of the SW ¼ of Section 12 TWP 112 Range 13 in Florence Township. CR (Commercial Recreational District).

*Pierret presented the staff report and attachments.*

*John Rupp (Applicant) explained that there were several project delays due to COVID.*

*Commissioner Stenerson asked if there was anything different this time than in the previous plan from 2018.*

*Pierret stated that the scope is smaller. They are only proposing uses in existing buildings rather than building new structures.*

*Commissioner Stenerson asked why this request is being brought as an IUP instead of waiting until June so it can be submitted as a CUP.*

*Mr. Rupp stated he needs the permit to start any construction work.*

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*Hanni stated that they were considering the Interim Use Permit so that Mr. Rupp has time to get additional information together. The IUP also limits what he is allowed to do during the 6 months.*

*Commissioner Stenerson clarified that if Mr. Rupp doesn't have a permit he cannot obtain financing.*

*Mr. Rupp stated that he has the financing, but he needs to meet the attached conditions to obtain permits.*

### **Chair Buck Opened the Public Hearing**

No one spoke for or against the request.

**8After Chair Buck called three times for comments it was moved by Commissioner Miller and seconded by Commissioner Greseth to close the Public Hearing.**

### **Motion carried 8:0**

*Hanni said that there are concerns about some of the advertising on Facebook and the Villa website, stating that the hotel is opening in April. There is also a Facebook post saying that the bar will stay open until 1:00 AM. However, the IUP states all events must end at midnight.*

*Mr. Rupp stated that the posts online are not posted by him. The information he conveys to customers is consistent with the agreements with the County rules. He said they are advertising for and booking events but they understand that they can't hold any. He also said that there is no interest in activities on the property until June.*

*Commissioner Stenerson said that this is an interim use/trial situation. Advertising one way or the other is between Mr. Rupp and the person inquiring. If the County finds out he is scheduling events and having people using buildings that aren't done or are unsafe the permit may be revoked and he may not get CUP approval. As long as everyone understands these are the rules that must be followed until June.*

*Commissioner Fox stated the application notes that a zoning change from A-2 to Commercial Recreation will be requested, is that coming in the next phase?*

*Pierret indicated that the property was rezoned in 2018.*

**9It was moved by Commissioner Stenerson and seconded by Commissioner Huneke 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 Villa Maria Ventures, LLC (John Rupp, Chief Manager) for an Interim Use Permit (IUP) to establish an Event Center and Resort Facility including remodeling existing structures and constructing

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various building additions to provide spaces for lodging, cottages, on-site restaurant, and event spaces. Subject to the following conditions:

1. Activities shall be conducted outdoors or within buildings that have not been structurally altered (after inspection by the Building Official) according to submitted plans, specifications, and narrative unless modified by a condition of this IUP until a Certificate of Occupancy is issued for Marian Hall. Any future uses or structures not specified within this IUP application shall require an amended IUP application and another public hearing should be held by the Goodhue County Planning Advisory Commission;
2. All event activities shall end no later than midnight;
3. On-street parking and loading/off-loading shall be prohibited;
4. Events exceeding 500 people shall obtain required permits per the Goodhue County Assembly Controls Ordinance;
5. Applicant shall provide construction documents compliant with the Minnesota Building Code Chapter 1300.0130 for review by June 23, 2023, to prevent expiration of this IUP;
6. Applicant shall obtain Building Permit approvals for proposed remodeling and additions from the Goodhue County Building Permits Department prior to beginning construction;
7. Applicant must provide a copy of a contract with a licensed septic service provider for any necessary septic system improvements, an operation/maintenance plan, and preparation of a wastewater plan for the entire facility. These documents shall be provided to the County Sanitarian and Zoning Administrator by June 23, 2023, to prevent expiration of this IUP;
8. Compliance with Goodhue County Zoning Ordinance including Article 30 CR, Commercial Recreational District;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations including food, beverage, and lodging licenses from the Minnesota Department of Health. Verification of these licenses shall be submitted to the Zoning Administrator prior to hosting any events;
10. Applicant shall submit a Land Alteration Permit and associated grading/excavation plans for all projects disturbing 10,000 square feet or more of ground area. No grading or excavation shall take place without first obtaining a Land Alteration Permit from the Zoning Administrator and any associated permits from the Goodhue Soil and Water Conservation District and Minnesota DNR. Projects disturbing one acre or more of area shall obtain an NPDES permit from the MPCA. A copy of any NPDES permits shall be submitted to the Zoning Administrator prior to beginning work; and
11. This IUP shall expire 6 months from the date of approval by the Goodhue County Board if requested septic and building construction documents (conditions 5 and 7) are not received by County staff by June 23, 2023.

**Motion carried 8:0**

**Other Discussion**

There was no additional discussion.

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**<sup>10</sup>ADJOURN: Motion by Commissioner Huneke and seconded by Commissioner Fox to adjourn the Planning Commission Meeting at 6:30 p.m.**

**Motion carried 8:0**

Respectfully Submitted,  
Patty Field, Zoning Administrative Assistant

MOTIONS

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<sup>1</sup> APPROVE the PAC meeting agenda

Motion carried 8:0

<sup>2</sup> APPROVE the previous month's meeting minutes

Motion carried 8:0

<sup>3</sup> APPROVE nomination of Chris Buck as PAC Chair for 2023

Motion carried 8:0

<sup>4</sup> APPROVE nomination of Richard Nystuen as PAC Vice-Chair for 2023

Motion carried 8:0

<sup>5</sup> APPROVE nomination of Darwin Fox as BOA Representative for 2023

Motion carried 8:0

<sup>6</sup> Motion to close the Public Hearing

Motion carried 8:0

<sup>7</sup> APPROVE the request for the preliminary and final plat of proposed Braland Addition Plat

Motion carried 8:0

<sup>8</sup> Motion to close the Public Hearing

Motion carried 8:0

<sup>9</sup> APPROVE the request for an Interim Use Permit

Motion carried 8:0

<sup>10</sup> ADJOURN. Motion to adjourn the meeting

Motion carried 8:0

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*



*County Surveyor / Recorder*

Building | Planning | Zoning  
Telephone: 651.385.3104  
Fax: 651.385.3106

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

**To:** Planning Commission  
**From:** Land Use Management  
**Meeting Date:** February 13, 2023  
**Report date:** February 3, 2023

## **PUBLIC HEARING: CUP Request for Accessory Building Size**

Request for CUP, submitted by Rodney and Rita Gasser (Owners) to construct an accessory building greater than 7200 square feet.

### **Application Information:**

Applicant: Rodney and Rita Gasser (Owners)  
Address of zoning request: 14057 CTY 11 BLVD, Pine Island, MN 55963  
Parcel(s): 40.028.0401  
Abbreviated Legal: Part of the N 1/2 of the NW 1/4 of Section 28 TWP 109 Range 16 in Roscoe Township  
Township Information: Roscoe Township acknowledged the request at their January 9<sup>th</sup>, 2023 meeting with no additional comments.  
Zoning District: A1 (Agricultural Protection District)

### **Attachments and links:**

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

### **Background:**

The Applicants own a 15.12-acre property in Section 28 of Roscoe Township and seek to establish a 14,000 square-foot (70-foot x 200-foot) accessory structure for an indoor horse-riding arena and storage shed.

On October 1<sup>st</sup>, 2013 the County Board approved an amendment to Article 11, Section 5 of the Goodhue County Zoning Ordinance that increased the cumulative square footage limits of residential accessory structures in the A-1, A-2, and A-3 districts to 7,200 square feet. A residential accessory structure greater than 7,200 square feet would be permitted with CUP approval. Prior to October 2013, residential accessory structures in the A-1, A-2, and A-3 districts were limited to 2,200 square feet for parcels up to two acres and 3,400 square feet for parcels over two acres in size. The square footage maximum was not cumulative, and there were no limits to the number of buildings that could be constructed. The change was proposed due to the number of variance requests for larger residential accessory buildings.

### **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.*

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

[www.co.goodhue.mn.us](http://www.co.goodhue.mn.us)

## **Project Summary:**

### **Property / Building Information:**

- The subject property contains a single-family dwelling and one 3,200 square foot (50-foot x 64-foot) accessory structure permitted in 2014 and used for storage and as a personal workshop.
- The property and all adjacent parcels are zoned A1 (Agricultural Protection). Adjacent land uses include feedlots and row-crop agriculture among low-density residential uses. The Pine Island Quarry is located south across County 11 Blvd from the property.
- The Applicants intend to construct a 14,000 square-foot building to accommodate a private indoor horse-riding arena and use a portion of the building for personal storage. There are currently 5 horses on the property, and the Applicants do not intend to bring in more animals. With only 5 horses, a feedlot permit is not required. If the Applicants intend to have 10 or more animal units they should work with the Goodhue County Feedlot Officer to become registered.
- A building permit will need to be approved by the Goodhue County Building Permits Department prior to construction.
- The 15.12-acre property has sufficient buildable area to accommodate the structure and does not appear incompatible with surrounding land uses.
- No signage or employees are proposed. No traffic impacts are anticipated.
- Exterior yard lighting will be installed around the building for safety and security. The lights are not anticipated to constitute a nuisance.
- The Applicants stated there will be no excessive noise generated on the property. Any noise that does occur will not be uncharacteristic of agricultural operations in the surrounding area.

### **Drainage/Landscaping:**

- The site has minor topographic relief with slopes ranging from 0-2% in the project area. The land slopes gradually from northwest to southeast. On-site drainage is directed southeast and follows existing contour lines.
- Goodhue County Soil and Water Conservation District Water Planner Chad Hildebrand reviewed the site and did not identify any issues with the location of the proposed structure.

### **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 structure does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use is located in an A1 (Agricultural Protection) zone which is intended to allow for agricultural uses. The surrounding area is primarily used for row-crop agriculture and the new structure is not anticipated to impact views from neighboring properties.
2. The proposed structure is not anticipated to impede the normal and orderly development or improvement of surrounding vacant property for uses predominant to the area. The proposal will meet or exceed all development standards of the Goodhue County Zoning Ordinance (including property line setbacks) and does not appear incompatible with adjacent agricultural land uses.
3. A review of the Applicant's submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be installed to accommodate the proposed use.
4. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. All lighting is downward deflecting, there is little dust generation on the site, and the noise generated is limited in duration, and is not uncharacteristic of existing agricultural operations in the vicinity.

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

**Staff Recommendation:**

LUM Staff recommends the Planning Advisory Commission

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

Recommend the County Board of Commissioners **APPROVE** the request submitted by Rodney and Rita Gasser (owners) to establish a residential accessory structure no greater than 14,000 square feet. Subject to the following conditions:

1. The structure shall be constructed according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to constructing the new building;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 21 (Agricultural Protection District) and Article 11 Section 5 (Accessory Buildings);
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 40.028.04d

Permit# 223-0001

PROPERTY OWNER INFORMATION

Last Name Gasser First Rodney

Street Address 14057 Cty 11 Blvd

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

Authorized Agent \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address of Landowner: 14057 Cty 11 Blvd Pine Island, MN 55963  
Mailing Address of Agent: \_\_\_\_\_

PROJECT INFORMATION

Site Address (if different than above): \_\_\_\_\_

Lot Size 15.12 Acres Structure Dimensions (if applicable) 70 x 200

What is the conditional/interim use permit request for? Accessory building larger than 7,200 square feet  
Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized  
The 14,000 square feet requested will be used for an indoor riding arena and storage shed. The building is for private family use only and will not increase number of horses. No nearby land conflicts anticipated.

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: [Signature]

Date 1-10-2023

Signature of Agent Authorized by Agent: [Signature]

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 Edm Title Clerk Date 1/9/2023

Comments: Supervisors reviewed - no official approval or denial as stated above.

COUNTY SECTION \_\_\_\_\_ COUNTY FEE \$350 RECEIPT #18047 DATE PAID 1-25-23

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: \_\_\_\_\_

RECEIVED

JAN 25 2023

## GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

**PROJECT SUMMARY**

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

Private use only for owner - no additional horses  
Storage shed - indoor riding arena

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

Storage shed - indoor riding arena

3. Proposed number of non-resident employees.

No employees

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

Storage/arena - no hours of operation

5. Planned maximum capacity/occupancy.

None

6. Traffic generation and congestion, loading and unloading areas, and site access.

None

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

None

8. Proposed solid waste disposal provisions.

None

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

None - no

10. Existing and proposed exterior lighting.

will use exterior flood lights

11. Existing and proposed exterior signage.

None

12. Existing and proposed exterior storage.

None

13. Proposed safety and security measures.

no additional safety or security measures

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

Emergency services same as private residence

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

None anticipated

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

Proposed building site was part of pasture

17. Existing and proposed surface-water drainage provisions.

surface water will be flowing from shed related to grading and soil

18. Description of food and liquor preparation, serving, and handling provisions.

None

19. Provide any other such information you feel is essential to the review of your proposal.

This shed is for use of owner and will not increase number of horses on property.

# 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.

## Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- National Wetland Inventory
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Blufflands
- 30% Slope or Greater
- Bluffland Protected Soils
- FEMA Flood Zones
- 2% Annual Chance
- A
- AE
- AO

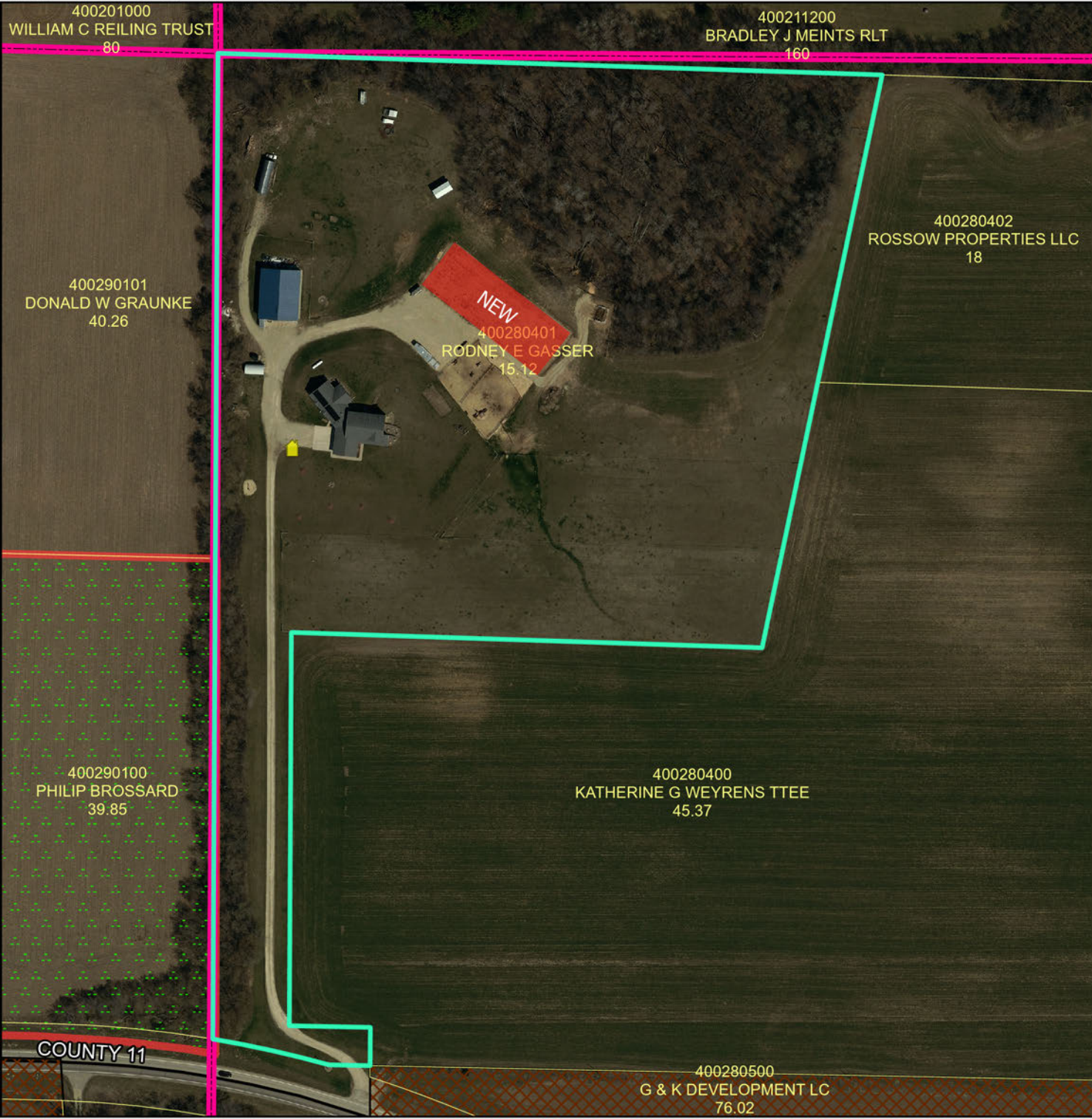


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2022 Aerial Imagery  
Map Created January, 2023 Samantha Pierret



# MAP 01: PROPERTY OVERVIEW



## PLANNING COMMISSION

PAC Meeting  
February 13, 2023

Rodney and Rita Gasser (Owners)

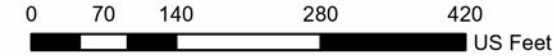
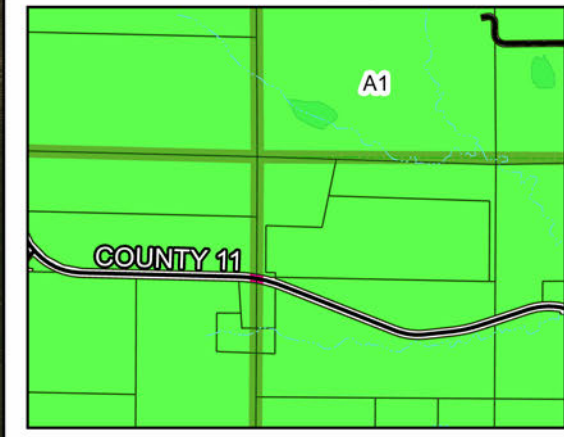
A1 Zoned District

Part of the N 1/2 of the NW 1/4  
of Section 28 TWP 109 Range 16  
in Roscoe Township

Request for CUP to establish an accessory  
building greater than 7200 square feet.

### 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



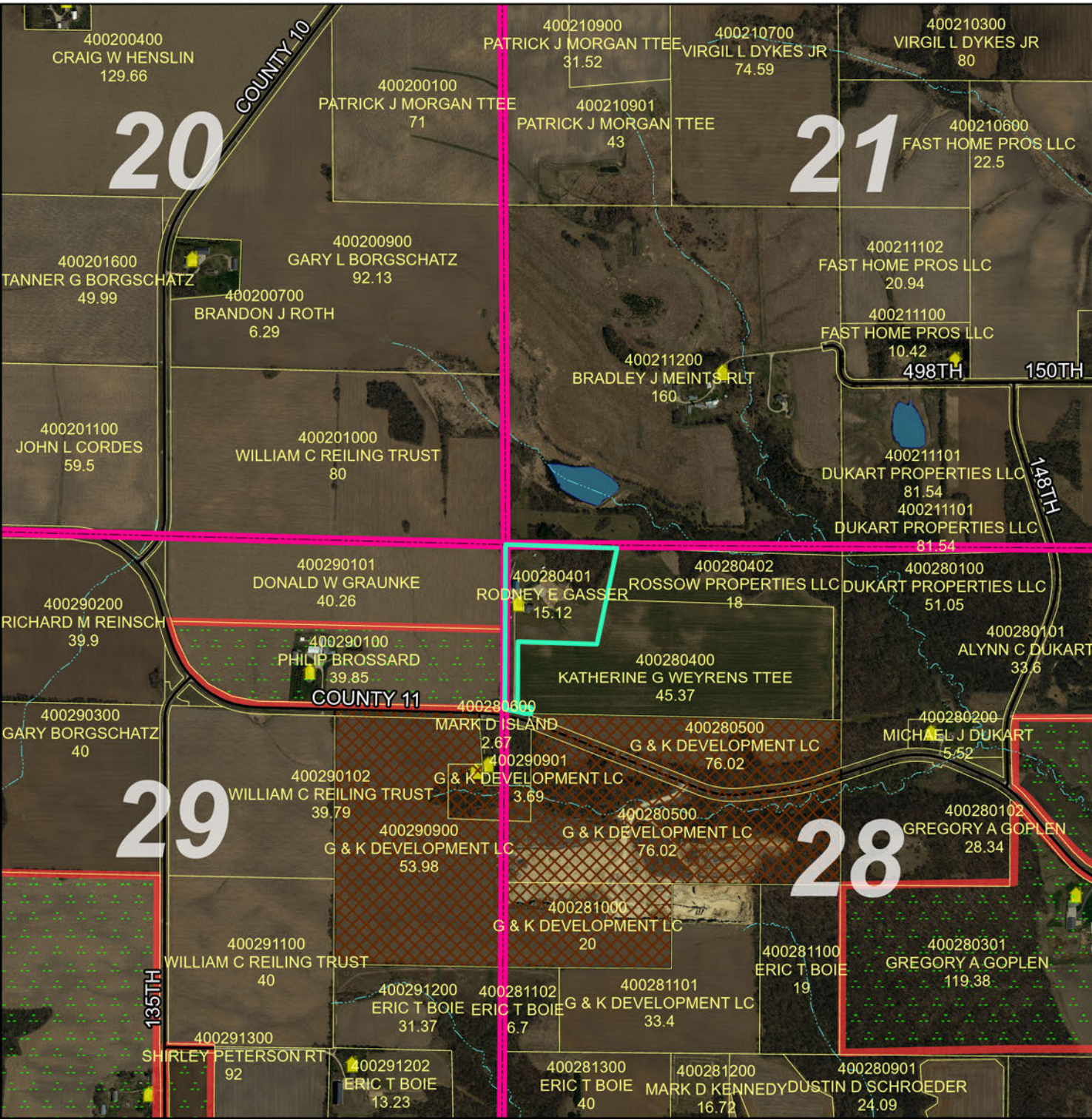
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2022 Aerial Imagery  
Map Created January, 2023 by LUM





MAP 02: VICINITY MAP



**PLANNING COMMISSION**

PAC Meeting  
February 13, 2023

Rodney and Rita Gasser (Owners)

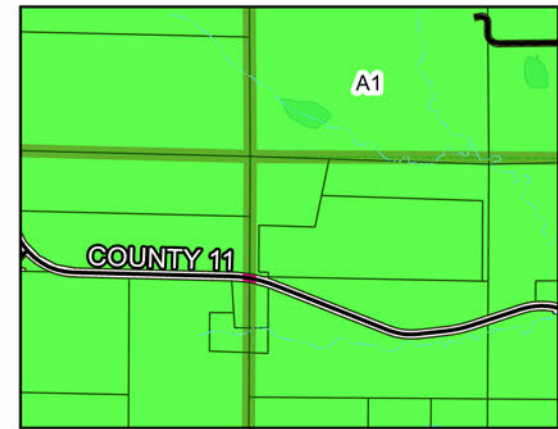
A1 Zoned District

Part of the N 1/2 of the NW 1/4  
of Section 28 TWP 109 Range 16  
in Roscoe Township

Request for CUP to establish an accessory  
building greater than 7200 square feet.

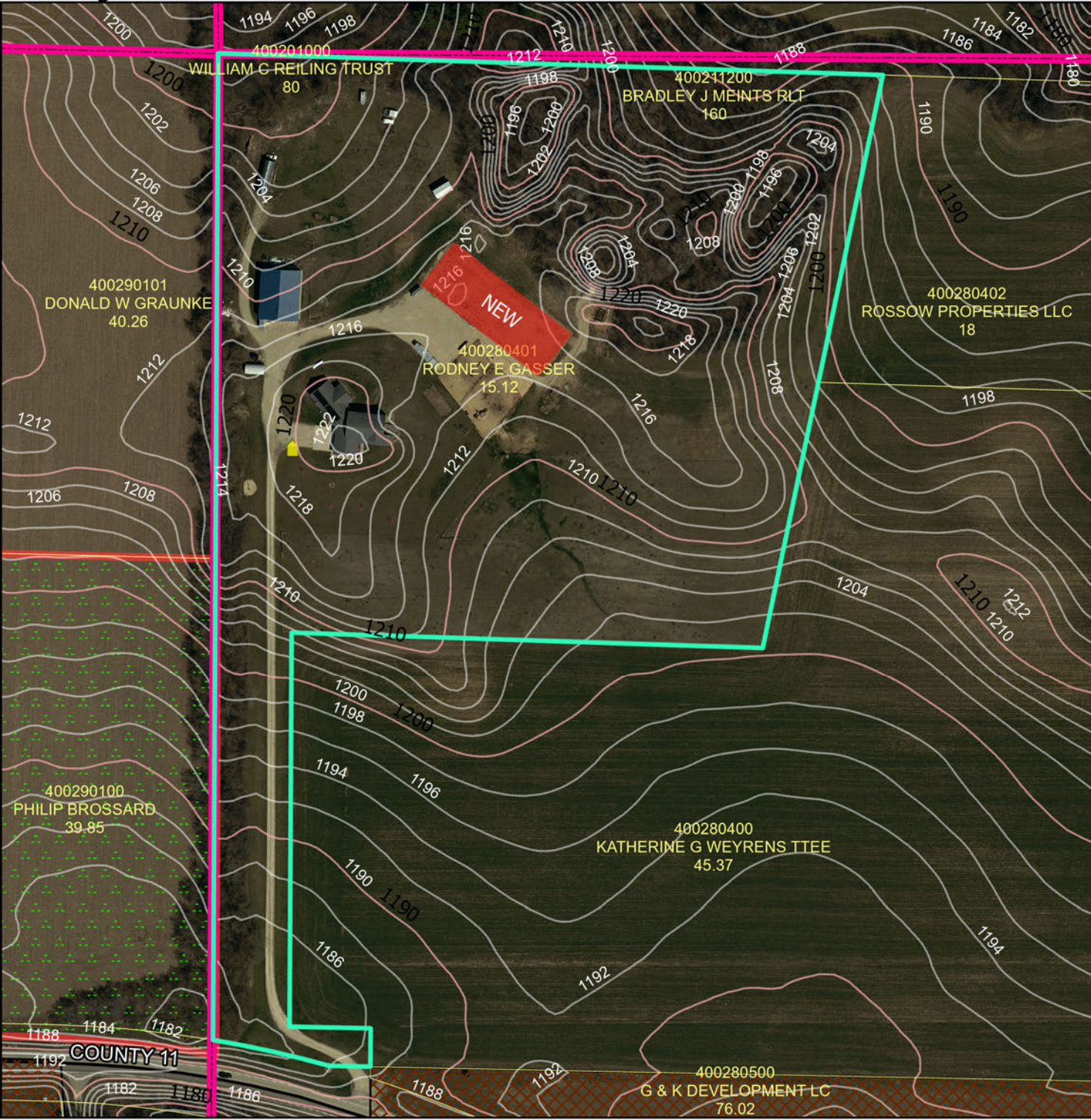
**Legend**

- 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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MAP 03: ELEVATIONS



**PLANNING COMMISSION**

PAC Meeting  
February 13, 2023

Rodney and Rita Gasser (Owners)

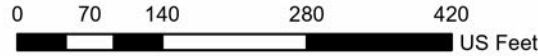
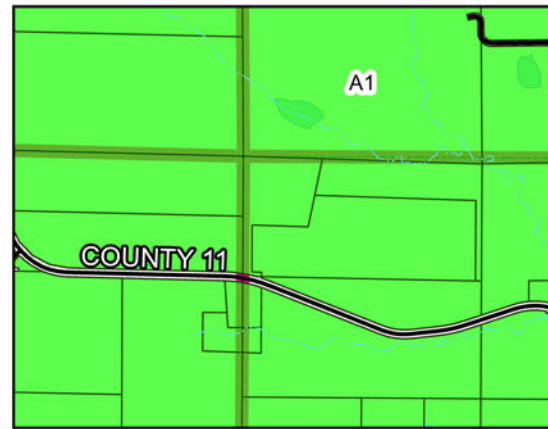
A1 Zoned District

Part of the N 1/2 of the NW 1/4  
of Section 28 TWP 109 Range 16  
in Roscoe Township

Request for CUP to establish an accessory  
building greater than 7200 square feet.

**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
- FEMA Flood Zones A
- FEMA Flood Zones AE
- FEMA Flood Zones AO
- FEMA Flood Zones X



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