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PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
April 18, 2011 MEETING MINUTES

The Goodhue County Planning Advisory Commission was called to order at 7:00 p.m. by Chair B. Overby in the Goodhue County Justice Center located at 454 West Sixth Street in Red Wing, Minnesota.

Present: Len Feuling Ron Allen Tom Webster L. Olson R. Bauer  
Michael Wozniak J. Volz B. Overby B. Schafer H. Stenerson

Absent:

<sup>1</sup>Motioned by J. Volz and seconded by R. Allen to approve the April 18, 2011 agenda. Motion carried 9-0.

<sup>2</sup>Motioned by H. Stenerson and seconded by L. Olson to approve the March 21, 2011 minutes. Motion carried 9-0.

<sup>3</sup>Motioned by B. Schafer and seconded by L. Feuling to approve the January 10, 2011 minutes. Motion carried 9-0.

**STAFF UPDATES:**

**CONFLICT/DISCLOSURE OF INTEREST: NONE.**

**OLD BUSINESS:**

**NEW BUSINESS:**

**Requested Action:**

The Applicant is requesting that the Planning Advisory Commission recommends approval to the Goodhue County Board of Commissioners of the Pine Island Sportsman Club Conditional Use Permit subject to the following conditions:

1. Pine Island Sportsman Club may transition to use and operate facilities constructed prior to Goodhue County Zoning under the new master plan and in compliance with present Zoning Ordinance requirements.
2. Proof of liability insurance for the structures, property, occupants, visitors, and events proposed; and
3. Proof of all state and federal licensing and inspection criteria have been met and that the facility has been constructed in accordance with all Goodhue County Environmental Health Department regulations; and
4. All proposed new facilities including trap ranges, pistol ranges, and potential rifle ranges must be constructed according to the master plans and description included in the Conditional Use Permit Amendment (3/18/2011); and

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5. **Hours of Operation shall be revised as proposed in the Conditional Use Permit Amendment Application (3/18/2011); and**
6. **Construction of proposed “Piston Bays” shall be subjected to completion of proposed property swap with IMHOF; and**
7. **Conformance with City requirements pertaining to driveway access to the proposed frontage road (see March 15, 2011 letter from City of Pine Island, City Administrator); and**
8. **Planning Advisory Commission action on this item shall consider the Staff Report (March 30, 2011) including Findings of Fact.**

**Summary**

**Pine Island Sportsman Club** is requesting a Conditional Use Permit Amendment on parcels 39.033.0900, 39.033.1200, and part of 39.033.0400 in Section 33 of Pine Island Township to amend the orientation and operations on the facility. The purpose of this Conditional Use Permit to adjust the site plan due to MNDOT changes to frontage road requirements along Highway 52 and to put in place new trap course’s for a trap range, change the location of the clubhouse and parking, and to hold events without pause as MNDOT Highway 52 alterations take place, on the site in full compliance with current Goodhue County Zoning Ordinances and all relevant state and federal regulations.

**Background** MNDOT and the Pine Island Sportsman Club have had multiple meetings about the future changes along Highway 52 and have sought out input from the City of Pine Island, Pine Island Township, and Goodhue County staff. Pine Island Sportsman’s Club currently own most of the property involved in the request, with a land swap and parcel split/combination needed to complete the master plan.

The applicant has included with the CUP amendment application a description of the proposed future additional uses of the property that includes maps and designated parking and remodeled areas. (See survey and master plan attachments).

The Pine Island Sportsman Club is an existing operation that predates the current zoning ordinance requirements. The Club is being required to obtain a Conditional Use Permit due to extent of changes and improvements being proposed. In order to eliminate the direct access to the Club’s property from Hwy. 52 a frontage road along Highway 52 from 210<sup>th</sup> Avenue will be constructed. This frontage road will become a City of Pine Island Street.

The applicant has submitted a master plan and series of designs and grading plans (see Attached). Also included in the applicant’s submittal is a narrative that thoroughly describes the proposed project.

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**Findings of Fact**

- The proposed Pine Island Sportsman's Club Conditional Use Permit proposes development that is consistent with the Goodhue County Comprehensive Plan and applicable provisions of the Goodhue County Zoning Ordinance; and
- Pine Island Township, the City of Pine Island, and MNDOT have considered the proposed CUP and have expressed support and feedback about the request.
- The City of Pine Island has established standards for proposed access driveways and parking including retaining the right to review traffic issues every five years to allow for adequate safety measures and modification to the access if required.

**DISCUSSION:**

M. Wozniak gave staff report for the CUP.

Josh Johnson, of Widseth Smith Nolting, recognized guests from PIWPSC and MNDOT, WSN, neighbors, city administrator. He noted the packet before PAC members was a great team effort, the club didn't want to move, but getting it done. He approached the map to describe the site; including orientation, road, land swap area, and said they were working with staff to move forward. They would like to expand with a pistol fundraising competition, and the rifle bays depend on costs, but constructed asap. He said that buffering and landscaping will occur on north end of property.

M. Wozniak said the storm water and erosion control measures look good.

J. Johnson mentioned the proposed operating hours of 8 AM to 10 PM, state is 7 AM to 11 AM in their regulations, and we've got some lighting when needed. Everyone happy with new layout.

J. Volz asked would you explain the highway changes leading to this.

J. Johnson, showed on the map, with Terry from MNDOT on their new map. He described that the staffs of MNDOT and County Engineer Greg Isakson talked with scope of frontage road along 210<sup>th</sup> and County 11. MNDOT does not want to acquire entire club site.

J. Volz asked so it is a frontage road, not Highway 52 widening.

Terry Ward, MNDOT, said closing 19 access points from Rochester to Pine Island so all accesses removed.

J. Volz said so 2 of 19 exits are out from here.

R. Allen asked so for safety farther away from 52, what is safety record in club for last 60 yrs.

Paige Collins, club president, said no problems on safety records, much safer access.

T. Ward, MNDOT, wasn't excited about old parking along Highway 52, better parking lot now.

H. Stenerson asked additional 5 pistol bays, is rifle additional, what other extras, new.

J. Johnson, said rifle eventually, in future expansion area, noted big picture master plan. Indoor pistol and archery ranges. They submitted the fullest reaching plan so you can see.

M. Wozniak said the new clubhouse structure as a walkout lends to the topography. The site works well for meetings the club needs and fits on the property. He noted that the land use staff encouraged long range plans.

B. Overby, said he had walked the site and he had one question; on the current site, on the new open field, will you create burms.

Male, club board, said there will be a 12-14 foot dig and burm.

J. Johnson, added that the level out minimum 8 ft bench, more in areas along slopes.

R. Allen looks like township signed, was there any opposition.

J. Johnson replied that the township was ok, good conversation, no opposition.

R. Allen would like to motion for...

*C/B. Overby opened the discussion to public comments.*

Jim Lubon, lives directly across, wants burm along highway due to noise and some kind of bush screens, doesn't want to have to listen to the brunt of it and would appreciate it.

R. Allen asked how loud.

J. Lubon, summer not so loud due to traffic, guns noise are the pop of the shot, most time highway blends noise, when high caliber he hears it, said it shocks the dogs.

P. Collins, said 8 to 10 for hours, MN rules are from 7-11, reason till 10 Thursday night is the trap league, one night a week, starts in April to October.

B. Overby asked how many days a week.

P. Collins, pistol Wednesday, trap Thursday, site designed for trees along frontage road to buffer and shooting to the north.

B. Overby said the trees will help.

M. Wozniak commented on drainage related improvements. Burm along frontage might be challenging.

J. Johnson, said burming along frontage tougher than just trees, area slopes drops down there. Trees on north planned, south has city and water lines there for utilities also. Be happy to add trees where they can.

R. Allen, asked what size trees.

J. Johnson, 6-8 foot b&b's to start, some rock issues but get trees in there.

M. Wozniak, noted grade change.

Male, sportsmans club board member, said building would also deflect noise.

P. Collins, trees also visual barriers when P. Island homes grow closer.

Tony Love, neighbor to the east, said overall noise doesn't bother him, more focused on discharge noise. Not a problem, became member.

*With no further public comment it was motioned by H. Stenerson and seconded by R. Bauer to close the public comments. Motioned carried 9-0.*

T. Webster asked how much contingent on property swap.

J. Johnson, said the pistol bays, and trap within limits. If land swap doesn't occur would change pistol bays. Existing ranges will be on path to clubhouse by access.

T. Webster , H. Stenerson also had concern , is cart ahead of horse about acquiring property, curious.

P. Collins, said Mr. Imhof agreeable, attorney's in process for acre for acre swap.

M. Wozniak said it is logical.

J. Johnson staking so far, attorney's involved Kevin Collins, club, swap for tillable is the objective, should be straight forward, and give Imhoff a right-of-way.

M. Wozniak explained combination into single tax parcel. Planning for highway and frontage moving along.

H. Stenerson had 2 things, in support, make sure, asked on the map if trap range checkered yellow is shooting fan.

Paige, said driveway won't be there.

H. Stenerson second where is the proposed rifle range.

J. Johnson, running on north line to the east, showed H. Stenerson and PAC members on graphics display.

H. Stenerson asked is the rifle range dug in.

J. Johnson, said it is in a natural swail, 5 percent grade down 40 ft wide for 3-4 shooters at one time. Another 6-8 ft berm on ends for safety.

B. Overby asked about cut for easement already.

J. Johnson explained area, maybe bridge later if required.

R. Allen asked about maps of trees. Could you put trees on the south edge.

J. Johnson, explained city water and sewer there, if room and ok for city. He displayed a New Master Plan to show PAC and for the County Board.

M. Wozniak said it is best if J. Johnson gives new Master Plan to County Board after talking with the city.

R. Allen asked M. Wozniak about conditions.

M. Wozniak said reference in staff report and show to board in minutes.

H. Stenerson, asked MNDOT, any landscaping.

T. Ward, just slopes, no landscaping.

T. Webster asked staff why photos of houses are in the CUP packet.

K. Moriarty said the homes are within 3,000 ft. the distance of notices mailed out to landowners.

***Motion By R. Allen, 2<sup>nd</sup> by L. Olson, to Approve the Pine Island Sportsman's Club Conditional use Permit. Motion Carried 9-0.***

H. Stenerson asked M. Wozniak to give Warsaw A-3 update.

M. Wozniak gave summary of A-3 meeting in Dennison, Warsaw Twp.

B. Overby then gave PUC/Administrative Law Judge update about wind report for May 1<sup>st</sup>, look at PUC e- docs for recommendation to PUC. Another thing, L. Hanni visited Kenyon Twp. for start of letters with maps to have landowners draw on GIS maps about knowing wells and septic.

M. Wozniak clarified scope of letters.

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**Adjourn:**

*<sup>3</sup>Moved by B. Schafer, seconded by L. Feuling , to adjourn the April 18, 2011 Planning Advisory Commission meeting at 20:35 p.m. Motion carried 9-0 .*

B. Overby said he is going fishing and that J.Volz will be in charge for June, maybe May also.

Respectfully Submitted,

Kelly Moriarty  
Recording Secretary

MOTIONS

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<sup>1</sup> APPROVE the April 18, 2011 agenda. Motion carried 9-0.

<sup>2</sup> APPROVE the March 21, 2011 minutes. Motion carried 9-0.

<sup>3</sup> APPROVE the January 10, 2011 minutes. Motion carried 9-0.

<sup>4</sup> APPROVE the Conditional Use Permit for Pine Island Sportsman's Club CUP. Motion carried 9-0.

<sup>5</sup> ADJOURN the April 18, 2011 Planning Advisory Commission meeting. Motion carried 9-0.