

WABASHA COUNTY PLANNING COMMISSION

NOTICE OF MEETING

The Wabasha County Planning Commission will hold a regular meeting on **November 25th, 2024 at 7:00 p.m.** in the County Board Room of the Courthouse Annex Building, 625 Jefferson Ave., Wabasha, MN. This meeting is open to the public.

Agenda

1. Call to order.
2. Approval of the agenda.
3. Approval of the minutes from the October 28th, 2024 meeting.
4. Public hearings:
 - 1) Public hearing on the conditional use application submitted by Cody Stanger and Cassidy Ties to operate an event center and storage facility. The subject property is described as Wabasha County Parcel R08.00090.21 and is located in Section 18, Township 111 North, Range 12 West in Lake Township (71516 Highway 63, Lake City).
5. Other business and date of next meeting.
6. Adjourn



WABASHA COUNTY ZONING DEPARTMENT

625 Jefferson Avenue
Wabasha, MN 55981
Ph: 651-565-3062 Fax: 651-565-3159

NOTICE OF PUBLIC HEARING BEFORE THE WABASHA COUNTY PLANNING COMMISSION

The Wabasha County Planning Commission will conduct a public hearing starting at 7:00 p.m. on November 25th, 2024 for the purpose of hearing any testimony regarding the following requests:

- 1) Public hearing on the conditional use application submitted by Cody Stanger and Cassidy Ties to operate an event center and storage facility. The subject property is described as Wabasha County Parcel R08.00090.21 and is located in Section 18, Township 111 North, Range 12 West in Lake Township (71516 Highway 63, Lake City).

The public hearing will take place in the County Board Room, Courthouse Annex, 625 Jefferson Avenue, Wabasha, Minnesota. Any interested person may provide testimony whether in person or by way of written comment submitted to the Wabasha Zoning Department. Written comments will be read into the record during the respective public hearing.

Any questions regarding this matter should be directed to the Wabasha County Zoning Department. You can contact the Zoning Department by phone at 651-565-3062, or by email at jkaltenbach@co.wabasha.mn.us.

Respectfully,
Wabasha County Planning Commission

MINUTES OF THE OCTOBER 28th, 2024 WABASHA COUNTY PLANNING COMMISSION MEETING

1. Planning Commission Chair Tim Janikowski called the meeting to order at 7:00 p.m. Other members present were Megan Smith, Willard Drysdale, and Michael Harvey. Also in attendance were County Board Members Rick Powers and Mike Wobbe and County Attorney Matt Stinson and Zoning Administrator Joe Kaltenbach.
2. Motion by Harvey/ Drysdale to approve the agenda for the October 28th, 2024 meeting. **Motion Carried.**
3. Motion by Janikowski/ Smith to approve the minutes from the September 23rd, 2024 meeting. **Motion Carried.**
4. Public hearings:
 - 1) Motion by Smith/ Drysdale to open the public hearing for the Preliminary Plat application for Teepeeota Acres submitted by Grant Griffin for a land division involving the creation of more than three new and residual parcels. The subject property is described as parcel R05.00069.00 located in Section 11, Township 110 North, Range 10 West, Greenfield Township on approximately 27.9 acres. **Motion Carried.**

Motion by Janikowski/Smith to close the public hearing. **Motion Carried.**

Motion by Smith/ Harvey to approve the Preliminary Plat application for Teepeeota Acres. **Motion Carried 4-0.**

Motion Carried 4-0.

- 2) Motion by Smith/ Janikowski to open the public hearing for the creation of an ordinance to regulate retail cannabis businesses within Wabasha County. The proposed ordinance is to be named the Wabasha County Ordinance to Regulate Cannabis Businesses. **Motion Carried.**

Motion to close the public hearing by Smith/ Harvey. **Motion Carried.**

Motion by Smith/ Harvey to approve the proposed Wabasha County Ordinance to Regulate Cannabis Businesses with the changes discussed. **Motion Carried 4-0.**

5. Other Business

- Next Planning Commission meeting is November 25th, 2024

- Next Board of Adjustment meeting is November 12th, 2024.

6. Motion by Janikowski/ Drysdale to adjourn at 9:07 p.m. **Motion Carried.**

Chair

Date



CUP Application for Business Plan

Wabasha County, Minnesota

RECEIVED
OCT 21 2024

Applicant Info
 Name of Applicant Cody Stanger & Cassidy
 Business Name Our Place, LLC T.O
 Mailing Address 71516 US 63
 City Lake City State MN Zip Code 55041
 Phone 507-398-4770
 Email Cassidy.hes@gmail.com

Property Owner Info
 Name of Owner(s) Cody Stanger & Cassidy
 Mailing Address 71516 US 63 T.O
 City Lake City State MN Zip Code 55041
 Phone 507-398-4770
 Is applicant property owner?
 Yes No

Parcel ID: 408.0009.21
Cassidy PL
 Property Owner's Signature

Township/Section: Lake Township
10-17-21
 Date

By signing and dating above, you agree to allow Wabasha County Environmental Services Staff to enter the property to perform needed inspections

Before filling out this application, it is recommended to contact the Planning and Zoning Office to discuss the proposed conditional use and the associated information that will be required in the application.

Answer the questions below in detail:

Description: Provide a general description and overview of the business including: type of business, expected clientele, types of products/services, anticipated days and hours of operation, etc.

We would like to use the property for storage (boats, rampers, RV's, etc) in the winter months & year round for Event space used for weddings, graduations, anniversaries, parties. This would be open Monday through Sunday 7a to midnight for events & around the clock for storage.

Staff: List how many staff (including yourself) the business will employ. Indicate the number of anticipated full - time, part - time, and any potential seasonal workers and the hours the staff will work per week. If applicable, please indicate if any the number of staff members are family members and currently live on site.

The only employees will be business owners who live on site (2) Prior to event our job will require 8-10 hours to make sure property is cleared up/set up & ready for event. During event we will hire 3 people to monitor parking, security, noise control 10 hours a week. (Depending on amount of events)

Customers/Clients: Provide an estimate of total customers in a typical work week. Estimate the average and maximum number of customers on site for regular operations and during special events. If the business will host groups (daycare, schools, civic groups, clubs, weddings, etc.), please indicate the size and types of groups expected.

Maximum amount of people (~~or~~ customers) will be 250. Depending on event there will be 5-10 employees/caterers, announcers, photographers, etc.

Structure and Grounds: Indicate on the site map where activities will take place out of buildings and on the grounds. If new construction is planned, indicate the dimensions and proposed use. Describe any activities that will take place out of existing buildings/structures. Indicate the percentage of the building/structure that will be devoted to the business. Provide the percentage of the property that will be devoted to the business.

Parking will be in the big grass field located on the map. Dimensions for new construction building are 40x70. Future lean-to on the SE side of new construction building. People will be in the shed on the SE side. New building will be 100% for the business. In the future the house (log cabin) will be offered to the newlyweds.

Deliveries: Describe any deliveries or pick-up supplies, materials, finished products, and or other services provided from and outside the business and its source. Provide details on the type of service and expected volume of traffic anticipated during a typical work week.

Depending on the event, customers will provide their own supplies. There will be buses/transportations, catering parts-potties, on average 2-3 days a week for 3 hours each day. Designer/lawn care will be one day a week for three hours.

Access: Describe how the business will accommodate ingress to and egress from the site. Include information regarding the local public roads that potential customers are most likely to travel to the business. Indicate if any driveway improvements are proposed or have been/will be required by the Highway Department and provide a list of such improvements.

Driveway does not require improvement - in the future we will have black top entry. They will enter off of U.S. 63 for the ingress & egress at time of the event. Buses will be recommended from Lake city.

Traffic Circulation/Loading/Parking: On the site sketch, indicate how traffic will circulate on the business site, identifying the location of loading areas, as well as customer and employee parking areas. For parking areas include the number of spaces provided, size and location of customer and employee parking areas, number and location of handicap accessible parking spaces and the type of finished surface (gravel, asphalt, etc.). Additional comments below:

When turning into the driveway they will follow the gravel road down to the new construction building where there will be a concrete pad with 3 handicap parking spots. Others will continue passed the new building onto the field that is 100 x 150 yards where at least 100 cars can park. Employees will park in adjacent shed next to it.

Nuisance Impacts: Describe any potential nuisance impacts from the site, including but not limited to: odor, dust, smoke, vibration, noise, light, heat, glare, aesthetics, etc. Indicate which nuisances may be detected beyond the property line. Provide a plan to mitigate potential nuisances as well as include a contact for complaints received for the business.

Potential nuisance impact will be littering. It will be fixed next morning by picking up all garbage. Noise is also a potential nuisance. If event is held past 9 p.m. it will be held indoors (shed) with doors shut. At time of event there will be heavy traffic entering & exiting, solution is to recommend buses entering in and out of the space.

Waste, Chemicals, Flammable or Hazardous Waste: Indicate the types of waste generated on site. Describe how waste will be collected, contained, stored, transported, and disposed of. Identify on the site map where any waste will be collected and stored. List business related chemical, flammable, or hazardous substances used or stored on site. Describe the storage, handling, and disposal of any chemical, flammable, or hazardous substances.

We will have 2 1/2 dumpster adjacent to shed where Lake City will pick up weekly. We will provide recycling. If any hazardous substance is present we will remove ourselves but do not anticipate.

Sewage Treatment & Water Supply: Provide information on how sewage generated on site will be addressed; information on any on-site sewage treatment system to be utilized for the business. If portable restrooms will be utilized, indicate the number and indicate location on the site map. Additionally, describe any business related water usage on site; provide information on any onsite well. Indicate if the well is being used to supply drinking water to employees or the public or if water will be brought from off site for this purpose.

We will have on site portable restrooms that will be south corner of new building. One stool per 50 people. Well on the property will be used for clean up and the employees. Customers will have to provide their own drinking water.

Production, Processing and/or Sales: Please describe any production, processing and/or sales that will occur on, or from the business premises.

Through the business we will not have any production, processing, or sales. Customers will provide beverages & food sales if desired.

Hospitality, Food & Beverage: Please describe any site accommodations and or services related to hospitality, food, and/or beverage services offered by the business. Include any food and beverage produced on site, brought in by other vendors, or otherwise offered onsite, or for take-out.

Business will not provide any food/beverage services. Future plans will be providing hospitality in a 3 bedroom house for 2-10 people.

Special Events, Seasonal Celebrations & Venues: Describe any special events, seasonal celebrations, and/or other venues offered by the business. Estimate the number and type of events per year and include and estimate of customers expected on the site per event.

Anniversaries, birthdays, graduations, weddings, etc. on average 2 nights of 170 people on site.

Parcel # R08.00090.21

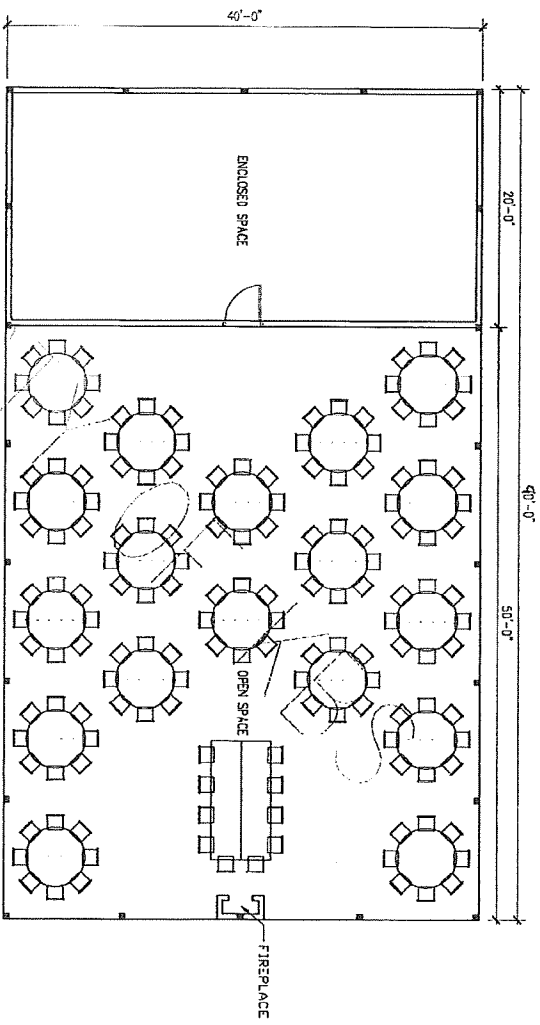
Site Sketch

NOTE: Indicate distances to property lines, all buildings (provide dimensions also), location of public roadways, parking areas, driveways, landscaping for screening, storm water drainage, and the location of the sanitary sewer system.

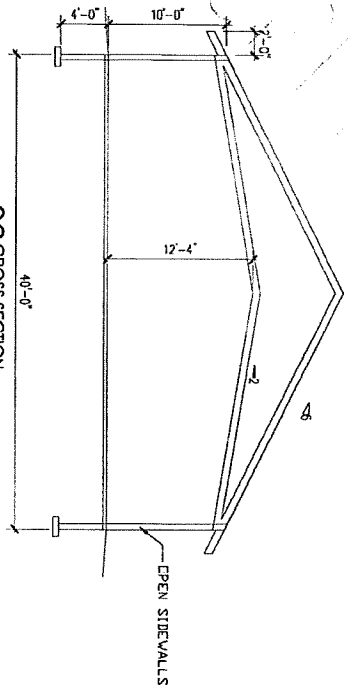
Date of Sketch: 08/15/2024

Sketch Created Using GeoPermits





01 FLOOR PLAN
SCALE: 1/8" = 1'-0" A101



02 CROSS SECTION
SCALE: 1/8" = 1'-0" A101

A manufacturer shall be responsible for all materials used in the construction of the building. The contractor shall be responsible for the construction of the building. The architect shall be responsible for the design of the building. The engineer shall be responsible for the structural design of the building. The interior designer shall be responsible for the interior design of the building. The landscape architect shall be responsible for the landscape design of the building. The civil engineer shall be responsible for the civil engineering design of the building. The mechanical engineer shall be responsible for the mechanical engineering design of the building. The electrical engineer shall be responsible for the electrical engineering design of the building. The plumbing engineer shall be responsible for the plumbing engineering design of the building. The fire engineer shall be responsible for the fire engineering design of the building. The environmental engineer shall be responsible for the environmental engineering design of the building. The transportation engineer shall be responsible for the transportation engineering design of the building. The other disciplines shall be responsible for their respective design of the building.

NOT FOR CONSTRUCTION

kbs
Kendall Building Solutions
1800 W. 10th St., Suite 100
Minneapolis, MN 55426
Tel: (612) 338-3333

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| REVISIONS | |
|-----------|--------|
| △ | Rev. 1 |
| △ | Rev. 2 |
| △ | Rev. 3 |
| △ | Rev. 4 |

Drawn by: J. J. J. / J. J. J.
Checked by: J. J. J. / J. J. J.
Scale: 1/8" = 1'-0"

Cody Stenger
Event Center
City in Minnesota

DATE: 10/27/2024
PROJECT NUMBER: A101

DATE: 10/27/2024
PROJECT NUMBER: A101

Wed, 27 Nov 2024 - 10:01am



Township Approval Form

Wabasha County Environmental Services
Old Courthouse Annex
625 Jefferson Ave
Wabasha, MN 55981
Phone: (651)-565-3062

Parcel ID R08.00090.21

Name of Applicant: Cody Stanger / Cassidy Ties Phone: 507-993-8465

Mailing Address: 71516 Hwy 63 City: Lake City State: MN Zip: 55041

Property Owner Name: Cody Stanger Phone: 507-993-8465

Section Number: _____ Township Name: Lake Township

Activity Type:

New Construction Addition/ Alteration Remodel/ Repair

Land Division or Boundary Adjustment CUP/IUP/Variance Preliminary Plat

NOTE: Township approval is **REQUIRED** when applying for a **CUP/IUP & Preliminary Plats**. You must attend your Townships meeting and provide written documentation with your application of the meeting such as minutes, resolutions, and/or recommendations from the Township regarding your proposed activity.

Failure to provide the correct information above or failure to receive Township approval will result in your application being considered incomplete; further delaying the processing of the application.

Below is a list of contacts for the Townships within Wabasha County that have their own zoning ordinances. This form is **REQUIRED** for any above listed activity within these Townships.

- Chester Township..... Jake Atkinson: (507)-251-8150
- Plainview Township..... Mitchell Crary: (507)-421-1145
- Zumbro Township..... Marcia Dworschak: (507)-753-2625

A comprehensive list of Township Officials and their contact information can be found at https://www.co.wabasha.mn.us/document_center/directory.pdf

Township Official Signature: [Signature] Date: 9-24-2024

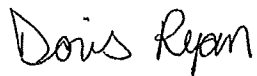
The above activity meets the requirements of our Township Zoning Ordinance/Regulation and is hereby approved.

9-24-2024

Cody And Cassidy Stanger
71516 Hwy 63
Lake City MN 55041

Your request for the Conditional Use Permit on Parcel ID R08.00090.21, was approved by the Lake Township Board of Supervisors on 9-24-2024, with no restrictions or concerns and the Township Approval Form was signed by Chairman Richard Bremer.

Sincerely,

A handwritten signature in black ink that reads "Doris Ryan". The signature is written in a cursive, flowing style.

Doris Ryan, Clerk
Lake Township, Wabasha County
651-764-1924

Our Place Business Plan

Address
71516 HWY 63
Lake City, MN 55401

This will be a separate entity from Stanger Construction (Corporation)

Goal

Our goal is to provide timeless memories on our beautiful property for people to celebrate a special time in their life. We will help keep people's items secure and out of the elements at a convenient location adjacent to Lake City Marina (boat storage specific) . We hope to bring a positive business to the town of Lake City to enjoy the mighty Mississippi which will influence growth for the surrounding hotels, airbnb's, restaurants. etc.

The Plan

- Remove an old shed on property to replace it with a 40 by 90 post frame pole shed to host special events (reunions, graduations, weddings, birthday parties etc.) in the spring, summer, and fall months.
- We will have a 30 inch Retaining wall around the 3 sides to bring it up to grade and have excellent water run off.
- Concrete floor with one spot closed off in the front.
- Electrical ran through building up to code
- Bathrooms will be provided by a local porta potty company
- Will have a concrete pad poured for handicap in front of building with one handicap accessible porta potty.
- Customer will provide, porta potty, food, beverages
- We will supply the table and chairs / decorations
- Winter Months Store boats/RVS etc.
- It will be an indoor/outdoor event. All celebrations are set up inside the pole barn, however for weddings specifically if they request to have a ceremony outside we will have a layout appropriate to do so behind the pole barn.

Capacity

>300 people

Operation

Will be open Monday- Sunday, but mostly on Friday and Saturday
Hours of operation will be from 11:00am-11:00pm

Related in the Area

Round Barn Events off of HWY 61

Zumbro Valley Golf Course off of HWY 63

Hidden Meadow and Barn in Pepin Wisconsin

Experience

- I have been in the building industry for 10 years from lawncare to being a general contractor for custom homes. I have an excellent reputation with business and have excelled in my career.
- Working with clients and up to date on building codes
- I will hire an event planner that has been in the industry for 5 years in the Rochester area
- They will schedule each event, how many people they are looking to bring, the decorative touches, and also steer them in the right direction for porta potty, food, etc.
- We will be taking care of the security around the property during time of the event

Advertising

Facebook, Online Website, Post Bulletin

Transportation/Parking

- Parking will be available in the 2 acre grass lot, will recommend to get shuttle from local hotels in city of Lake City
- We will provide Shuttle Service

Surrounding Area

- There is one home within eyesight of our property, they are across the highway that would be 500 yards away from the event space
- Regarding noise to surrounding properties, everything will be happening in the shed we plan to build, or behind. (noise blocked)



Wabasha County Zoning Department
625 Jefferson Avenue
Wabasha, MN 55981
Phone: 651-565-3062 Fax: 651-565-3159

To: Wabasha County Planning Commission
From: Joe Kaltenbach, Wabasha County Zoning Administrator
Re: Cody Stanger and Cassidy Ties CUP request
Date: November 13, 2024

Background: On October 21, 2024 a complete application for a Conditional Use Permit was submitted by Cody Stanger and Cassidy Ties to operate an event center and storage facility. The subject property is located within the Agriculture/ Low Density (A-3) zoning district, shoreland overlay district and is identified as Wabasha County parcel R08.00090.21. The property is located in Section 18, Township 111 North, Range 12 West in Lake Township (71516 Highway 63, Lake City).

Currently the existing property is utilized by the applicant for residential purposes. The applicant wishes to expand the existing use by including an event center and storage facility. Both of these uses are classified as conditional uses in the Wabasha County Zoning Ordinance.

The property contains a dwelling and a detached garage. In addition there are two sheds: one 35' x 38'; and one 48' x 80'. The applicant is proposing to remove the existing 35' x 38' shed and replace it with a 40' x 90' post frame shed for the event center. The applicant has provided a site map with the locations of these and other structures on the property.

The property is accessed via a driveway off of Highway 63. The applicant proposes using the grass area north of the existing 48' x 80' shed for parking. The applicant estimates that between 100 and 150 cars can utilize parking onsite. No parking would be allowed on Highway 63. Because the parking area is a grass field the likelihood of dust creation is low. The applicant did not specify any regular deliveries from UPS, Fed Ex, or trucks that would be taking place. They did provide that buses would likely be utilized for transporting guests.

The general area surrounding the parcel consists of agriculture, forested land, and residential lots. The closest residence to where the event center will be located is owned by Shane and Gayle Dankers and is approximately 570' to the west. The next closest residence is owned by Craig Richter and is approximately 1,270' to the north.

According to documentation supplied by the applicant this matter also went before Lake Township in regards to the proposed use. In summary, the Township provided the following notes with the proposed request: "Your request for the Conditional Use Permit on Parcel ID R08.00090.21, was approved by the Lake Township Board of Supervisors on 9-24-2024, with no restrictions or concerns and the Township Approval Form was signed by Chairman Richard Bremer." A copy of this statement from Lake Township is included with the application.

Water is supplied by an onsite well. According to the applicant the onsite well will only be available to employees and that guests will have to provide their own drinking water. The applicant and the wedding venue would be subject to the rules and regulations under the Minnesota Department of Health.

The applicants have indicated that they will be employees with the business. There will also be three other employees to handle parking, security, and noise control. In addition, the applicant indicated that depending on the event there may be between 5-10 other individuals working at the venue (caterers, photographers, announcers etc.).

Wabasha County Highway Engineer Dietrich Flesch stated that “For southbound traffic, sight distance to the existing property access location on Hwy 63 may be less than the recommended “decision sight distance” which (used for driveways in MnDOT’s Access Policy) is 900 feet (rounded) for a 60mph posted road and could at times be limited by vegetation. It is recommended that vegetation that limits sight distance within the applicant’s/owner’s property and MnDOT’s right of way be maintained or removed to maximize sight distance for traffic for both directions. Maintenance or removal of vegetation within MnDOT’s right of way is subject to MnDOT’s approval and conditions, or may be accomplished by MnDOT’s own operations.”

Minnesota law requires state inspection of new construction, change of use, alterations or additions to a place of public accommodation (PPA) designed for 100 or more people. A PPA is a publicly or privately owned facility with an occupant load of 100 or more people and is a sports or entertainment arena, stadium, theater, community or convention hall, special event center, indoor amusement facility or water park or indoor swimming pool. The applicant has indicated that the proposed event center would have a capacity of 250 people and would need to meet all the requirements of one. Buildings must meet current gravity load criteria (dead load + live load + snow load) and current lateral (wind) load criteria. These must be demonstrated with certified calculations. Must demonstrate and provide accessible parking, an accessible route to an accessible entrance, an accessible route within to every primary function area and public space,

and accessible toilets. If primary functions are not on the accessible level, provide an elevator. Provide the number of water closets, lavatories, sinks and drinking fountains required by Minnesota Building Code, Chapter 29. Portable toilets are not acceptable except for outdoor stadiums. Provide means of egress compliant with Chapter 10 of the Minnesota Building Code. Panic hardware is required on doors. Exit signage and emergency power for egress lighting is required. If providing heating or air conditioning and spaces were not previously conditioned or if the building was an agricultural building, the thermal envelope of the conditioned space and HVAC equipment must comply with the current Minnesota Energy Code. If no HVAC, the architect must provide calculations for natural ventilation compliance. A copy of the PPA fact sheet from the Minnesota Department of Labor and Industry is included in the packet.

County Staff submitted a development review plan to the MnDOT regional office for comments. At the time of the writing of this staff report no comment has been received from MnDOT regarding the proposed use.

Staff Suggested Findings:

18.05 Findings: In considering a conditional use permit application, the Planning Commission shall apply the following standards: Staff suggested findings are in **Bold:**

1. Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or would substantially diminish and impair property values within the immediate vicinity.

The intent of the A-3 District is to provide for agricultural use and low density residential in areas where there is less prime agricultural land and where large farms and feedlot operations are more scattered than in the A-1 or A-2 Districts, while maintaining the rural character of the County. Urban development should be directed to those areas not considered to be prime agricultural land or forest land areas nor is it meant to increase public expenditures for public services. Any land zoned as the A-3 Agriculture/Low Density District shall currently have access to public roads, infrastructure and other such services as are necessary to support residential lots.

With wedding and music venues a key concern would be the creation of noise. The Wabasha County Zoning Ordinance states that “Any use established shall be so operated that no undue noise resulting from said use is perceptible beyond the boundaries of the property on which the use is located. This standard shall not apply to incidental traffic, parking, loading, construction, farming or maintenance operations” [Chapter 9.02 (1)]. The proposed use of the property would have to adhere to this standard and all other applicable nuisance standards. It is unlikely that this proposed use would diminish property values or be injurious to other properties if all standards of the Wabasha County nuisance standards are met. The nearest residence is approximately 570 feet to the west of the proposed venue and the next nearest residence is 1,270 feet to the north.

2. Whether the conditional use would impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.

The proposed use would not appear to impede the normal and orderly development of surrounding properties and uses in the area. Surrounding uses of land consist of agricultural,

residential and forested land. An event center and farming activities do not appear to be drastically different or conflicting uses.

3. Whether adequate utilities, access roads, drainage, soil erosion control measures and other necessary facilities have been or are being provided.

Access to the property is from Highway 63. All traffic going to and existing from the property would have to travel this route. Wabasha County Highway Engineer Dietrich Flesch expressed that “For southbound traffic, sight distance to the existing property access location on Hwy 63 may be less than the recommended “decision sight distance” which (used for driveways in MnDOT’s Access Policy) is 900 feet (rounded) for a 60mph posted road and could at times be limited by vegetation. It is recommended that vegetation that limits sight distance within the applicant’s/owner’s property and MnDOT’s right of way be maintained or removed to maximize sight distance for traffic for both directions. Maintenance or removal of vegetation within MnDOT’s right of way is subject to MnDOT’s approval and conditions, or may be accomplished by MnDOT’s own operations.” County Staff submitted a development review form to the regional MnDOT office for comments, but at the time of the writing of this report no comments had yet been received.

4. Whether adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

The applicant anticipates between 100-150 vehicles per event. Parking would need to be in the designated parking area to the north of the event center building as indicated by the applicant on the map provided with the application. No parking would be allowed along Highway 63.

5. Whether adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these would constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Whenever there are vehicles on gravel roads the creation of dust is possible. Traffic to the property would be intermittent and likely heaviest on weekends and the summer months due to the nature of the use. Any Nuisance dust expected to occur will need to be controlled. The current driveway on the property is gravel but the parking area is a grass field. Dust may be created from vehicles travelling on the driveway, but it is unlikely that the grass parking area will create any dust. The applicant has stated that in the future the driveway will be paved. Noise from events taking place on the property could also be a concern and the applicant would need to address and mitigate these potential issues as stated in Chapter 9.02 of the Wabasha County Zoning ordinance. Fumes and vibration would likely not be a nuisance concern given the proposed use. The applicant did not indicate any exterior lighting changes that would be utilized.

6. Whether other factors bearing on the public health, safety and welfare would dictate either approval or grant of the conditional use permit. **The applicant's property appears to contain adequate room for parking. If more frequent, such as throughout the year, and larger events are to be held the CUP would need to be reviewed and amended. The applicant will need to abide by all regulations regarding the use of the business that are required by the State of Minnesota, Minnesota Department of Health; Minnesota Department of Public Safety/ State Fire Marshal's Division. It is not foreseen that if all the requirements regarding the use and conditions of the proposed CUP are followed that the public's health, safety, or welfare would be impacted negatively.**

Staff Recommendation and Suggested Conditions for Approval:

Hosting events, such as weddings, music venues, or having the general public on a property for the purchasing of goods or services fall under event center and retail business uses and would require a conditional use permit per the Ordinance. If the applicant demonstrates to the Planning Commission that the nuisances associated with this type of proposed use such as noise, light, and dust County Staff recommends approval of this CUP application.

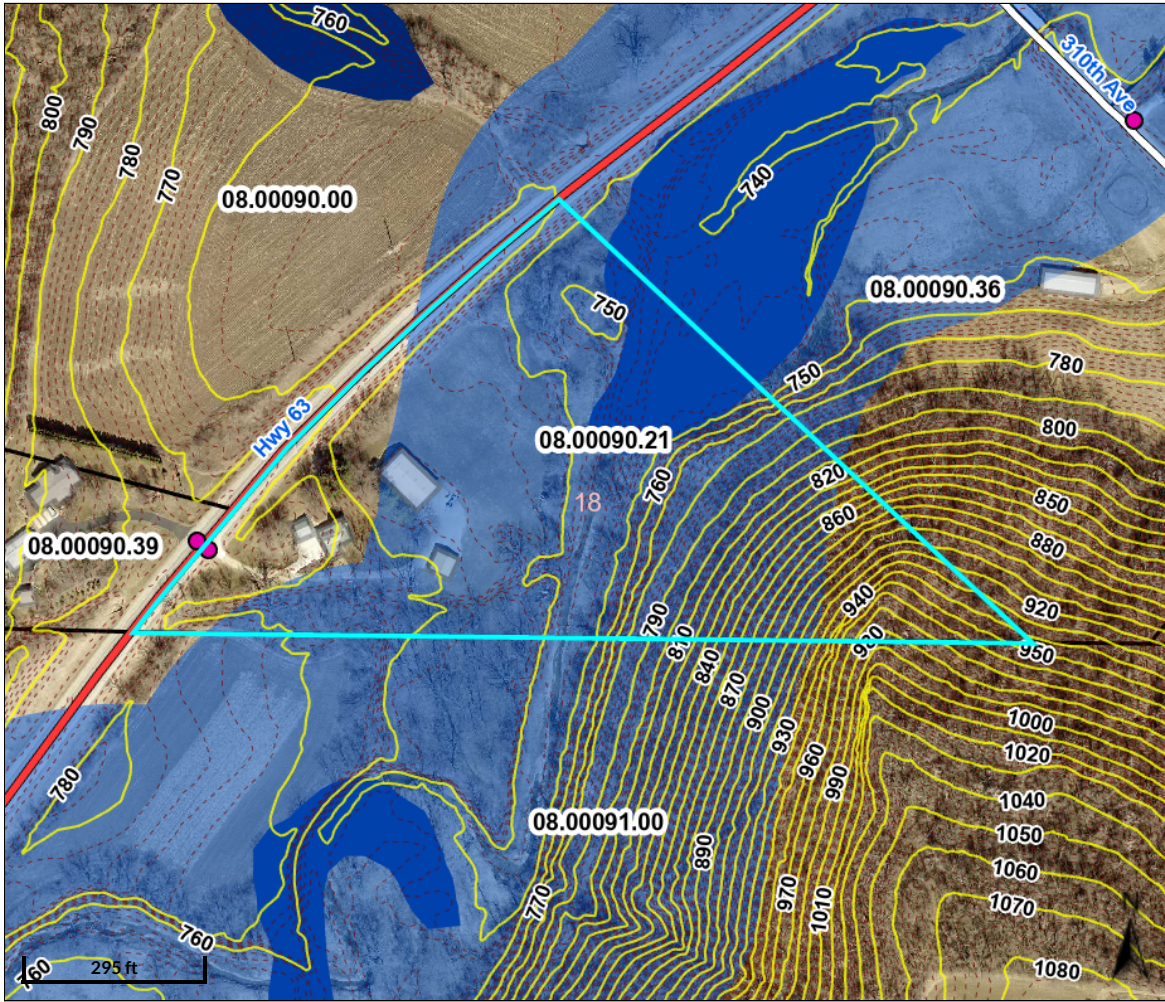
If the Planning Commission recommends approval of this application to the County Board of Commissioners, the Planning Commission should consider the conditions as follows:

1. The use shall be undertaken only in accordance with the plans and specifications as submitted in the application or as outlined in these conditions.
2. Hours of operation shall be limited to 11:00 a.m. to 11:00 p.m.
3. The noise generated from any outdoor function shall not be perceptible beyond the boundaries of the property as per Chapter 9.02(1) of the Wabasha County Zoning Ordinance.
4. There shall be no parking on Highway 63.
5. Sewage must be treated according to applicable standards governed by MN Rule Chapter 7080 and 7081.
6. Events shall be limited to no more than 250 attendees.

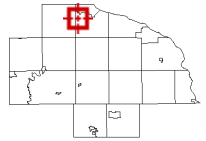
Requested Action:

The County Planning Commission shall make its decision upon the application and forward its recommendations to the Board of County Commissioners. In reporting its recommendations to the Board of County Commissioners, the County Planning Commission shall report its findings with

respect thereto and all facts in connection therewith, and may designate conditions and require guarantees deemed necessary for the protection of the public interest. Upon receipt of the report of the Planning Commission, the Board of County Commissioners shall make a decision upon the application for a conditional use permit.



Overview



Legend

- Address Points
- Highways/Roads**
- US Highway
- MN Highway
- County-State Aid Highway
- County Road
- Township Road
- Municipal Street
- State Forest Road
- Private Road- Restricted Access
- Right-Of-Way
- Shoreland Zone
- National Wetlands Inventory
- Parcels**
- No
- Yes
- Section Lines
- Building Footprints
- Lakes/Rivers
- T111NR12W**
- Index
- <all other values>
- Cities Boundary
- Townships Boundary

| | | | | | |
|------------------------------|---|---------------------|-------------------|----------------------|---|
| Parcel ID | R08.00090.21 | Alternate ID | n/a | Owner Address | STANGER,CODY |
| Sec/Twp/Rng | 18-111-012 | Class | 201 - RESIDENTIAL | | CASSIDY TIES |
| Property Address | 71516 HIGHWAY 63 LAKE CITY | Acreeage | 8.0 | | 71516 HIGHWAY 63 LAKE CITY, MN 55041 |
| District | LAKE-SCH-813 | | | | |
| Brief Tax Description | Sect-18 Twp-111 Range-012 8.00 AC 1159.65' X 916.76' X 880.53' SLY OF HWY # 63 IN SE1/4NW1/4 AS DESC IN B154 P550 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

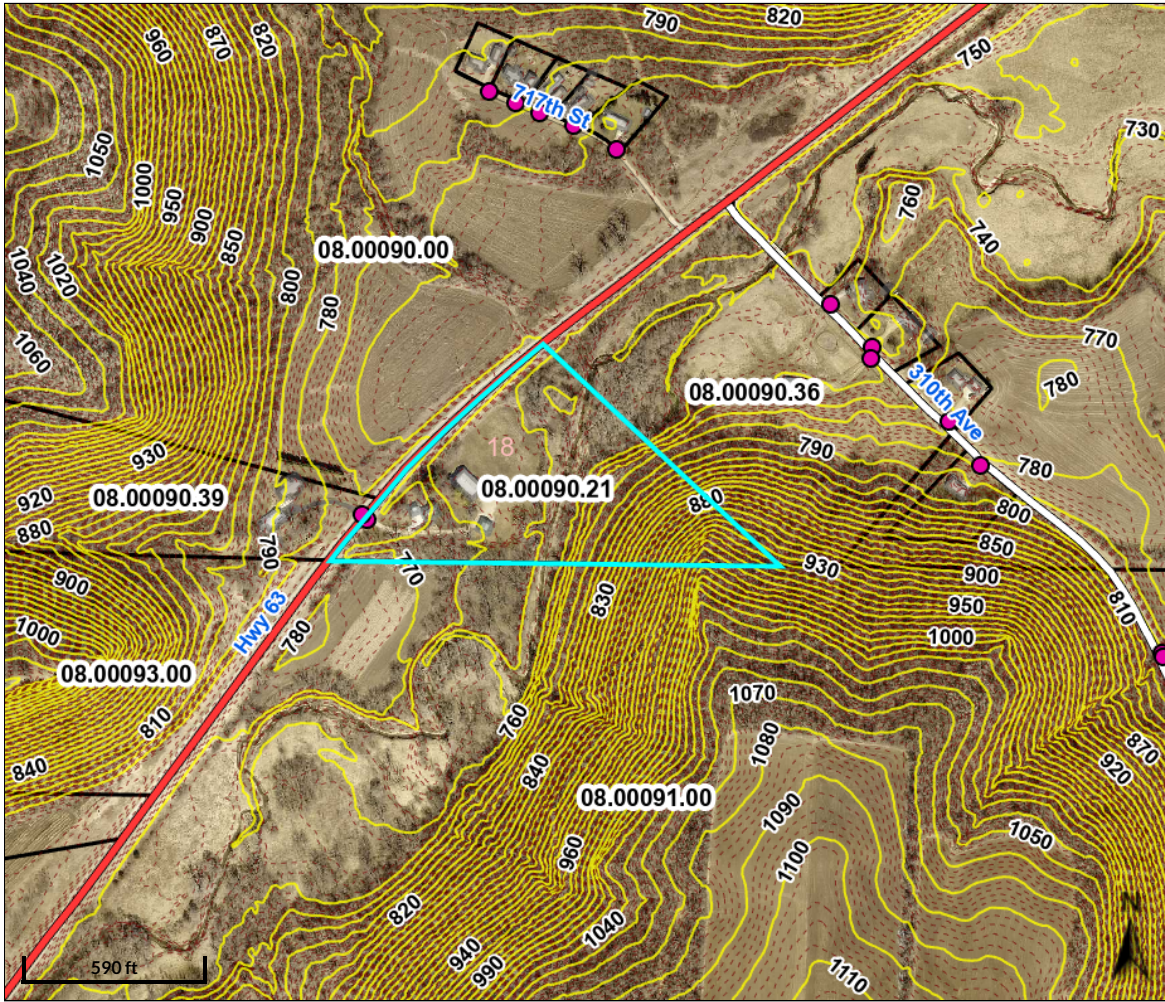
The parcel boundaries are created and drawn by Wabasha County GIS and are continually updated. The parcels are drawn as accurately as possible, but should not be considered a replacement for a professional land survey.

Aerial Photos were collected in Spring 2022 by Eagleview and are 6"/2" resolution.

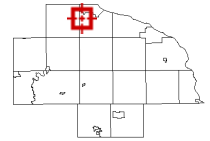
Date created: 10/22/2024

Last Data Uploaded: 10/22/2024 2:31:16 AM

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GEO SPATIAL



Overview



Legend

- Address Points
- Highways/Roads**
- US Highway
- MN Highway
- ▬ County-State Aid Highway
- ▬ County Road
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- ▬ Municipal Street
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| Property Address | 71516 HIGHWAY 63 | Acreage | 8.0 | | 71516 HIGHWAY 63 |
| | LAKE CITY | | | | LAKE CITY, MN 55041 |
| District | LAKE-SCH-813 | | | | |
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(Note: Not to be used on legal documents)

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Developed by



DEVELOPMENT REVIEW INFORMATION CHECKLIST

Local Government Units requesting review of proposed developments: complete this page, include information in this checklist (as applicable) and send to MnDOT District 6 Planning Director, 2900 48th St NW, Rochester, MN 55901, or tracy.schnell@state.mn.us

Date: October 22, 2024 Prepared by: Joe Kaltenbach, Wabasha County Zoning Administrator

Type of Activity (check all that apply)

- Driveway/road access change
- Preliminary plat - # lots ___
- Environmental document
- Land use change
- Final plat - # lots ___
- Access management/Corridor plan
- Site plan
- Conditional Use Permit (CUP)
- Comprehensive/long-range plan
- Other

Is this an amendment or revision? No Yes; date of prior submittal

Location

| | | | |
|---|--------------------------|--|-----------------------------------|
| Street/highway <u>71516 Highway 63</u> | | On/nearest MN highway <u>Highway 63</u> | |
| City or township and zip code <u>Lake Twp. 55041</u> | County <u>Wabasha</u> | County Parcel ID Number <u>R08.00090.21</u> | Highway milepost (nearest 0.1 mi) |
| Plat name (if applicable) | | Coordinates and coordinate system (if known) | |

Description

| | Existing | Proposed/planned |
|---|--------------------------------|---|
| Land use and zoning | <u>Residential, A-3 Zoning</u> | <u>Event Center, Storage - A-3 Zoning</u> |
| # of Parcels | <u>1</u> | <u>1</u> |
| # of Residential units and/or commercial-industrial sq. ft. | <u>1</u> | <u>40' x 90' Event Center, Storage</u> |
| Property access, including access management efforts | <u>uses access at 71516</u> | <u>No new access proposed</u> |
| | <u>Temporary construction</u> | <u>Permanent construction</u> |
| Time schedule/date for proposed work | | <u>Contingent on CUP</u> |

Other information

Local Government Unit (LGU) and LGU Official Status

| | | | | |
|--|---|--|----------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Primary contact one primary contact please | Name <u>Joe Kaltenbach</u> | | | |
| | Mailing address <u>625 Jefferson Ave.</u> | | City <u>Wabasha</u> | State <u>MN</u> |
| | Email address <u>j.kaltenbach@co.wabasha.mn.us</u> | | Day phone <u>651-565-3062</u> | Mobile phone <u>507-398-4770</u> |
| Zip <u>55981</u> | Fax | LGU action attach staff reports | | |
| Planning Commission, date: <u>11-25-2024</u> | | Board/council, date: <u>12-10-2024</u> | | |
| Contingencies: | | | | |

Developer or Property Owner

| | | | | |
|--|--|--|--------------------------|-------------------------------------|
| <input type="checkbox"/> Primary contact | Name <u>Cody Stanger & Cassidy Ties</u> | | | |
| | Mailing address <u>71516 Highway 63</u> | | City <u>Lake City</u> | State <u>MN</u> |
| | Email address <u>cassidy.ties@gmail.com</u> | | Day phone | Mobile phone <u>507-398-4770</u> |
| Zip <u>55041</u> | Fax | | | |

Consultant

| | | | | | |
|--|-----------------|--|---------------|--------------|-----|
| <input type="checkbox"/> Primary contact | Contact Name | | Business Name | | |
| | Mailing address | | City | State | Zip |
| | Email address | | Day phone | Mobile phone | Fax |

Plans, site plans, and maps (scaled in relation to MnDOT right-of-way and local roadways); include as applicable:

| | | | |
|---|---|---|------------------|
| <input checked="" type="checkbox"/> | Location map of the site or area relative to state and local roadways and MnDOT right-of-way (R.O.W.) | | |
| <input checked="" type="checkbox"/> | Date, title, scale and north arrow | | |
| <input checked="" type="checkbox"/> | Existing land features, adjacent property uses, any other relevant proximate property uses | | |
| <input checked="" type="checkbox"/> | Size of the particular parcel(s) and other features | | |
| <input checked="" type="checkbox"/> | Proposed use and access to the property, frontage roads, and proximity relative to | | |
| <input type="checkbox"/> | Circulation patterns, and connections with the local street and path/trail network (as applicable) | | |
| <input checked="" type="checkbox"/> | Current and future estimated traffic generation on the site or area | | |
| <input checked="" type="checkbox"/> | Parking areas, driveways, street access, turn lanes, and sight distances (existing and proposed as applicable) | | |
| <input type="checkbox"/> | Turn movement data (as applicable) | | |
| <input type="checkbox"/> | Proposed street, sidewalk/path, transit facility typical sections or contours and profile grades, and construction layout (as appropriate) | | |
| <input type="checkbox"/> | Legal descriptions, monuments, and bearings, and land ties to section corners (as appropriate) | | |
| <input type="checkbox"/> | MnDOT right-of-way, and dimensions from centerline of roadway to MnDOT right-of-way line at one or more locations as needed | | |
| <input type="checkbox"/> | Highway Access Control (if known) | | |
| <input type="checkbox"/> | HYDRAULICS/DRAINAGE: | | |
| | Existing site conditions, proposed grading and site drainage system plan sheets and profiles relevant to drainage area. Applicable wetland impact/mitigation features, temporary sediment and erosion control measures, and erosion control blanket used to stabilize disturbed MnDOT R.O.W unless other methods (i.e. rip-rap) called for in plans, approved by MnDOT | | |
| <input type="checkbox"/> | Legible drainage area maps: pre- and post-project drainage conditions with contours, drainage area boundaries, flow direction. Names of drainage areas, ponds, and drainage structures should be the same in maps and models | | |
| <input type="checkbox"/> | Drainage area models: HydroCAD or XPSWMM; electronic files to run the model AND model printouts | | |
| <input type="checkbox"/> | Drainage area models/computations: Atlas 14, Volume 8 rainfall depths with an SCS Type II, 24 hour distribution | | |
| <input type="checkbox"/> | Summary table: pre- vs. post-project peak discharges to MnDOT R.O.W., 2-, 10-, 100-year events showing no discharge increase | | |
| <input type="checkbox"/> | Curve numbers per NRCS methodology modified as needed based on detailed knowledge of soil type and specific conditions on site | | |
| <input type="checkbox"/> | Appropriate time of concentration (Tc) computations and assumptions: MnDOT rejects those that overestimate or underestimate Tc (i.e. using "Lag/CN" method to determine peak runoff from watersheds having long and/or diverse flow paths, and assuming sheet flow occurs for distances exceeding 100'; or pre-project Tc underestimated to offset post-project peak discharge increases) | | |
| <input type="checkbox"/> | Available freeboard for pre- and post-project treatment ponds, and normal and 100-year high water levels HWL; minimum 2.0' freeboard between road surface and proposed 100-year HWL for treatment ponds along MnDOT right-of-way | | |
| <input type="checkbox"/> | Infiltration basins, filtration basins and ponds adjacent to MnDOT R.O.W. designed with minimum 2.0' elevation difference between 100-year HWL and crest of basin berm. Berm crest at least 5' wide. Emergency overflow lined from crest to toe of slope with Turf Reinforcement mat or Category 6 or 7 Erosion Control Blanket at a minimum. | | |
| <input type="checkbox"/> | Location of infiltration/filtration basins protected from construction tracking and sediment during all construction phases; basins kept "offline" or not constructed until the area flowing to them is stabilized. | | |
| <input type="checkbox"/> | Temporary/permanent erosion control at disturbed areas that sheet flow to and any disturbed areas within MnDOT R.O.W shall be either erosion control mat or bonded fiber matrix | | |
| <input type="checkbox"/> | Project discharge points to MnDOT ditch or channel located to not cause erosion or conflict with existing ditch or channel grade | | |
| <input type="checkbox"/> | Continuous wood chip or compost sediment control logs (biorolls) for erosion control at proposed project perimeter (no silt fence) | | |
| <input type="checkbox"/> | Connection to open ditch or channel. Avoid direct connections to MnDOT storm sewer system; if direct connection, applicant is responsible for providing a good connection (typically a new structure). MnDOT offers no warranty that there will not be a hydraulic backwater effects on new storm line upstream if connected to MnDOT existing storm sewer. | | |
| <input type="checkbox"/> | Proposed driveway/access road culverts on MnDOT R.O.W. designed for 10-year Atlas 14 rainfall event AND proposed access road does not cause water to come within 1' of the highway road surface during 100-year event | | |
| Plats (and some plans, site plans, and maps as applicable) also include the following: | | | |
| <input type="checkbox"/> | Section, township, range | | |
| <input type="checkbox"/> | Document number, or recorded right-of-way descriptions | | |
| <input type="checkbox"/> | Right-of-way on all highways, including right-of-way as occupied versus described | | |
| <input type="checkbox"/> | Labels for MnDOT right-of-way lines and described right-of-way | | |
| <input type="checkbox"/> | Any access control, including access openings | | |
| <input type="checkbox"/> | Note concerns whether the highway title is easement or fee | | |
| <input type="checkbox"/> | Date of survey | | |
| <input type="checkbox"/> | Legal descriptions (including point where legal description starts – tied to land line), right-of-way monument(s) found, and bearings | | |
| <input type="checkbox"/> | Utilities | | |
| <input type="checkbox"/> | Easements and outlots | | |
| Other related information as applicable including: | | | |
| <input type="checkbox"/> | Environmental assessment or impact study or statement | | |
| <input type="checkbox"/> | Traffic impact report or study | | |
| <input type="checkbox"/> | Other impacts or information | | |
| For MnDOT Use | | | |
| Date Received: | From: | Complete?: <input type="checkbox"/> yes <input type="checkbox"/> no | Referral Number: |

FACT SHEET

PLACES OF PUBLIC ACCOMMODATION

Minnesota Department of Labor and Industry

State inspection of places of public accommodation in non-code areas

Minnesota law requires state inspection of new construction, change of use, alterations or additions to a place of public accommodation (PPA) designed for 100 or more people. As of July 1, 2017, application must be made to the Minnesota Department of Labor and Industry for building code review, permit and inspection before construction can begin on these public buildings that will be constructed in non-code enforced areas of the state.

What is a PPA?

A publicly or privately owned facility with an occupant load of 100 or more people and is a sports or entertainment arena, stadium, theater, community or convention hall, special event center, indoor amusement facility or water park or indoor swimming pool.



Occupant load: The calculated number of people for which the means of egress system is designed. This number is based on the number of square feet that the building code assigns to each occupant to ensure means-of-egress safety requirements.

Fire area: A building or portion of a building bounded by exterior walls, fire walls or fire barrier walls constructed per the Minnesota State Building Code.

Agricultural buildings: Buildings located on land assessed as agricultural which are designed, constructed and used to house farm implements, livestock or agricultural products and used by the owner, lessee and members of their immediate family, employees and persons engaged in the pickup or delivery of agricultural products.

Where to get permits for places of public accommodation

Land use permits and grading permits: County or Local municipality, if required.

Building permits and mechanical permits: If the property is within a municipality having local enforcement of the State Building Code, the local building department has jurisdiction. If there is no local code enforcement, the Construction Codes and Licensing Division (CCLD) at the Minnesota Department of Labor and Industry has jurisdiction for projects with an occupant load over 100 persons.

Sprinkler permits: Minnesota Department of Public Safety, State Fire Marshal's Division.

Electrical, plumbing and elevator permits: CCLD, except where the department has specific agreements with local building departments.

Where to start when planning

Without exception, all PPA require design and certification by an architect or engineer licensed in Minnesota. Start by

assembling the design team: architect, structural engineer, mechanical engineer (if including any heating and/or air conditioning), master plumber, electrical engineer or master electrician. Licensed professionals are listed at <https://mn.gov/aelslagid/roster.html>.

I have an existing building that I would like to convert to a PPA

Conversion of commercial and residential buildings: Existing commercial buildings may use the Minnesota Conservation Code for Existing Buildings. Changes in occupancy will typically result in requirements to comply with the current construction codes.

Conversion of agricultural buildings: Minnesota Statute 326B.121 exempts agricultural buildings from the building code. However, conversion of an agricultural building to a PPA requires demonstration that the building complies with all of the requirements of the current construction codes. A barn used for another purpose is no longer exempt.

What are some typical areas of concern?

Building structure: Buildings must meet current gravity load criteria (dead load + live load + snow load) and current lateral (wind) load criteria. Must demonstrate with certified calculations.

Accessibility: Must demonstrate and provide accessible parking, an accessible route to an accessible entrance, an accessible route within to every primary function area and public space, and accessible toilets. If primary functions are not on the accessible level, provide an elevator.

Toileting: Provide the number of water closets, lavatories, sinks and drinking fountains required by Minnesota Building Code, Chapter 29. Portable toilets are not acceptable except for outdoor stadiums.

Means of egress: Provide means of egress compliant with Chapter 10 of the Minnesota Building Code. Panic hardware is required on doors. Exit signage and emergency power for egress lighting is required.



HVAC: If providing heating or air conditioning and spaces were not previously conditioned or if the building was an agricultural building, the thermal envelope of the conditioned space and HVAC equipment must comply with the current Minnesota Energy Code. If no HVAC, the architect must provide calculations for natural ventilation compliance.

Fire sprinkler systems: PPA require sprinkling under the following conditions:

1. when the occupant load of the fire area containing the PPA is 300 or more persons (MS 326B.108), or
2. when the building code requires other occupancies within the fire area containing the PPA to be sprinkled and there is not a rated occupancy separation between those other occupancies and the PPA (MBC 508.4.1), or
3. when the building code requires the entire building to be sprinkled in order to comply with allowable building height (MBC 504) and allowable building area (MBC 506).