



Le Sueur County, MN

Thursday, November 8, 2018

Regular session

Item 2

Clodfelter & Linehan - Keinz Packet

Staff Contact: Joshua Mankowski or Michelle R. Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT: Terry Clodfelter & Patricia Linehan

OWNER: Michael Keinz

911 ADDRESS: 32247 480th St, Kasota, MN

PROJECT DESCRIPTION: To allow the applicant to establish and operate a dog training facility.

PARCEL NUMBER: 05.114.2600

CUP NUMBER: 18272

SITE INFORMATION

LOCATION: NE 1/4 NE 1/4 Section 14, Kasota Township

ZONING DISTRICT: Agriculture, Airport Zoning Overlay District-Zone C

ZONING DISTRICT PURPOSE: The **Agriculture (A) District** is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones and subdivisions. They should be large contiguous land areas with mostly prime soils.

GENERAL SITE DESCRIPTION: Rural dwelling site

ACCESS: Existing access off 480th Street.

EXISTING LAND USE WITHIN ¼ MILE:

North: Farmland, scattered residences	South: Farmland, scattered residences
East: Farmland, wetland, scattered residences	West: Farmland, scattered residences

BACKGROUND INFORMATION

The applicants are in the process of purchasing the property. The proposal is to establish and operate a dog-training facility on the property. The proposal does not include boarding, breeding, or a kennel. The proposed description of request describes the hours of operation, ingress and egress, parking, waste disposal, class sizes and times (hours of operation).

TOWNSHIP BOARD NOTIFICATION

Public Notice sent to Township via mail. Daren Barfnecht from Kasota Township was contacted on October 4, 2018 by applicant.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is not located within the Shoreland District.

WETLANDS: According to the National Wetlands Inventory, Type 1 wetland is located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

Application, description of request, site plan, aerial photo, Findings of Fact sheet, Access approval

STAFF FINDINGS

ZONING ORDINANCE SECTIONS:	Section 6.3, Airport Zoning Overlay District; Section 8, Agriculture; Section 19, Land Use Performance Standards, Section 21, Conditional Use Permits
GOALS & POLICIES:	The current Land Use Plan as adopted in 2007 does not make reference to dog training facilities.

LAND PERFORMANCE STANDARDS-SECTION 19

ACCESS:	Existing access off 480 th Street. Approval from road authority, Dave Tiegs Le Sueur County Highway Engineer, for proposed use. Ingress and egress to property.
PARKING & LOADING:	Parking and Loading spaces as indicated on site plan.
NUISANCE CONTROL:	Dog waste to be removed via solid waste facility. See enclosed plan.

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance.
10. Other factors impacting the public health, safety and welfare.
11. **Additional considerations:**
 - a. Traffic
 - b. Noise
 - c. The site is adequate for water supply and on-site sewage treatment. A subsurface sewage treatment system design has been submitted to this office.

PLANNING AND ZONING COMMISSION CONDITIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.

CONDITIONAL USE PERMIT

LE SUEUR COUNTY PLANNING AND ZONING

88 SOUTH PARK AVENUE

LE CENTER MN 56057

Direct Dial (507) 357-8538 Fax (507) 357-8541

APPLICATION DATE: 10/9/2018 PERMIT NUMBER: 18272 FEE: \$796.00
60 DAY RULING DATE: 12/7/2018 *FEES NON-REFUNDABLE
APPLICANT: TERRY CLODFELTER & PATRICIA L. LAND OWNER: MICHAEL KEINZ
ADDRESS: 57105 DEERHAVEN DR Lincen ADDRESS: 32247 480TH ST
CITY: MANKATO CITY: KASOTA
STATE: MN ZIP: 56001 STATE: MN ZIP: 56050
PHONE: 507-420-0620- P 507-380-7547-T PHONE:
911: 32247 480TH ST. KASOTA

PARCEL #: 05.114.2600 TOWNSHIP: KASOTA
SEC: 14 SUBDIV: NA DISTRICT: A/AZ-C
TWP: 109 LOT: NA FEMA PANEL # 27079C0245D
RANGE: 26 BLOCK: NA FLOOD ZONE: X OUTSIDE
QTR/QTR: NENE ROAD: CR

I (We), the undersigned, owner(s) and or applicant(s) of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a Conditional Use Permit, as hereinafter designated, and in support thereof, the following facts are presented:

1.) Reason for Requested Conditional Use Permit.

DOG TRAINING FACILITY

2.) Reason for Approval or Denial of Request as Listed in Findings.

3.) Special Conditions of Conditional Use Permit.

RECORDED LEGAL DESCRIPTION OF PROPERTY MUST BE SUBMITTED PRIOR TO ISSUANCE OF ZONING PERMITS. ADDITIONAL CONDITIONS AS STATED IN RECORD.

Patricia Lincen 10-9-18
APPLICANT/PROPERTY OWNER DATE
Michelle Q. Mitta 10-9-18
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY DATE

PUBLIC HEARING DATE: 11/8/2018 ACTION: _____
☐ AS WRITTEN _____ ☐ WITH CONDITIONS
COUNTY BOARD DATE: 11/27/2018 ACTION: _____
☐ AS WRITTEN _____ ☐ WITH CONDITIONS

CHAIRMAN, LE SUEUR COUNTY
PLANNING AND ZONING COMMISSION

DATE

CHAIRMAN, LE SUEUR COUNTY
BOARD OF COMMISSIONERS

DATE

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 18272

Applicant: TERRY CLODFELTER & PATRICIA LINEHAN Land Owner: MICHAEL KEINZ

Conditional Use Permit Request: DOG TRAINING FACILITY

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

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

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

5. Adequate measures have been or will be taken to prevent and 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.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

Le Sueur County

Conditional Use Application

I. Applicant:

Name Terry Clodfelter & Patricia Linehan
Mailing Address 57105 Deerhaven DR
City Mankato State MN Zip 56001
Phone # 507-380-7547 Phone # 507-420-0620

II. Landowner:

Name Mike Keinz
Mailing Address 32247 480th St
City Kasota State MN Zip 56050
Property Address same as above.
City _____ State _____ Zip _____
Phone # 507-340-4231 Phone # _____

III. Parcel Information:

Parcel Number 05.114.2600 Parcel Acreage 6
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township 109 Section 14
Subdivision _____ Lot _____ Block _____

IV. Township Notification: Township must be notified of proposed use prior to application.

Kasota Township notified on Oct 4
(Township Name) (Date)
Board Member Daren Barfknecht regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made **in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.
- Applications will not be accepted by mail.**

VI. Fees: Must be paid at the time of application.

Conditional Use Permit \$ 750 After-The-Fact fee is **doubled.**
Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

Paid by buyer
MCK



VII. Type of Request:

- | | |
|--|--|
| <input type="checkbox"/> Self Service Storage | <input type="checkbox"/> Value Added Agriculture |
| <input type="checkbox"/> School/Church/Cemetery | <input type="checkbox"/> Antique Sales/Service/Repair |
| <input type="checkbox"/> Retail Nursery/Greenhouse | <input type="checkbox"/> Substation/Transmission Lines etc. |
| <input type="checkbox"/> School/Church/Cemetery | <input checked="" type="checkbox"/> Other <u>dog training facility</u> |

VIII. Description of Request: see attached

- a. A full description of request with detailed information must be attached.
- b. Complete the following in relationship to the proposed Conditional Use Permit.
1. PROPOSED DAYS AND HOURS OF OPERATION: _____
 2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: _____
 3. LIST OF PUBLIC HEALTH PLANS:
 - i. Water Supply: _____
 - ii. Toilet facilities: _____
 - iii. Solid Waste Collection: _____
 4. FIRE PREVENTION: _____
 5. SECURITY PLANS: _____
 6. RETAIL SALES: _____
 7. FOOD OR ALCOHOL SERVED OR FOR SALE: _____
 8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control.) _____
 9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC: _____
 10. EXTERIOR LIGHTING: _____
 11. PARKING AND LOADING: _____
 12. SIGNAGE: _____
 13. ROAD ACCESS: (Approved by the road authority) _____
 14. CERTIFICATE OF INSURANCE: _____
 15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) _____

IX. Site Plan: Shall include but not limited to the following:

- | | | | |
|---------------------|-----------|-----------------------|----------------------------|
| • North point | • Lake | • Existing Structures | • Septic system |
| • Setbacks | • River | • Proposed Structures | • Well |
| • Property Lines | • Wetland | • Lot Dimensions | • Access (size & location) |
| • Road Right-Of-Way | • Stream | • Ponds | • Easements |
- Parking (Size & location-if applicable to application)
• Landscape, screening and buffering (if applicable to application)
• Location of significant trees to be removed (if applicable to application)



X. Attachments: shall include but not limited to:

- ☐ a. **Description of Request**-See Part VIII for full details and requirements.
- ☐ b. **Site Plan**-See Part IX for full details and requirements.
- ☐ c. **Full legal description**-Not abbreviated description from tax statement.
- ☐ d. **Access approval**-Attach approval in writing from proper road authority.
- ☐ e. **Township Notification**-See Part IV for details and requirements.
- ☐ f. **Septic System Compliance Inspection**
- ☐ g. **Erosion control plan**-Attach completed and signed plan including map.
- ☐ h. **Floor plans and/or blue prints**

XI. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and the recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Patricia Rindler *Michelle* *Oct 7, 2018*
Applicant signature Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Michelle *10-8-18*
Property Owner signature Date

OFFICE USE ONLY

Request: *Dog Training Facility*

Pre-App Date <u><i>10-9-18</i></u>	Lake Classification <u><i>1</i></u>	Feedlot	500'	1000'	<u><i>N</i></u>
Meeting Date <u><i>11-8-18</i></u>	Lake <u><i>1</i></u>	Wetland Type	1-2	3-8	<u><i>N</i></u>
60 Day <u><i>12-7-18</i></u>	FEMA Panel # 27079C0 <u><i>245</i></u>	Water courses		Y	<u><i>N</i></u>
Zoning District <u><i>A</i></u>	Flood Zone <u><i>X-outside</i></u>	Bluff		Y	<u><i>N</i></u>

<input checked="" type="checkbox"/> Request Description	<input checked="" type="checkbox"/> Access Approval	<input checked="" type="checkbox"/> Septic	Comp Insp <u><i>Design</i></u>
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Erosion Control Plan	<input checked="" type="checkbox"/> Meeting	Reg <u><i>700</i></u> ATF Spec
<input checked="" type="checkbox"/> Full Legal	<input checked="" type="checkbox"/> Blue Prints	<input checked="" type="checkbox"/> Fee	\$ <u><i>700</i></u>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Other _____	<input type="checkbox"/> Penalty	\$ _____

☒ Application Complete

Michelle Q. Mitta
Planning & Zoning Department Signature

18272

RECEIVED
OCT 09 2018
BY: _____

Permit #

3

Oct 8, 2018

To: Le Sueur County Planning and Kasota Township Board



I. Applicants: Terry Clodfelter and Patricia Linehan (husband and wife)

57105 Deerhaven Drive, Mankato, MN 56001

507-420-0620 (Patricia) 507-380-7547(Terry)

II. Landowner: Mike Keinz

32247 480th St, Kasota (both property and mailing address)

Phone:

III. Parcel Information

Parcel ID	05.114.2600
Property Address	32247 480TH ST KASOTA
Sec/Twp/Rng	14-109-026
Brief Tax Description	Sect-14 Twp-109 Range-026 6.00 AC THAT PART OF NE 1/4 OF NE 1/4 BEG 631.17 FT W OF NE COR, TH W 463.5 FT, S 563.5 FT, E 463.5 FT, N 563.5 FT TO BEG
Full Legal Description	See attached legal description on Warranty Deed
Deeded Acres	6.00
Class	201 - (HSTD) RESIDENTIAL
District	(504) KAS TWP/508
School District	0508

IV. Township Notification: Kasota Township was notified Thursday, Oct. 4, via phone call and discussion was had regarding proposed use with Board Clerk Daren Barfknecht. Mr. Barfknecht indicated the phone conversation would be sufficient as notification.

V. Quantities and Formats met

VI. Fees paid at time of application.

VII. Type of request: "Other" – dog training facility.

VIII. Description of Request:

Thank you for considering our application. We are in the process of purchasing this property, contingent on a dog training facility being legal for the location.

A. General Description: We want to open a dog training center serving the St. Peter, Kasota, and Mankato areas. We would offer Family Dog Classes (where dogs are taught basic manners, to be quiet, walk calmly on a leash, not jump up on people, to come when called, etc.), as well as other common classes usually available in such facilities (examples: agility training, trick classes, and obedience classes). We would use the newer existing large metal building on this property to hold our classes in (marked on the attached property diagram). Dogs will come with their owners to class, participate in their class, then leave the property. Dogs are not boarded for any training.

B. Specifics

1. Proposed Days and Hours of Operation: To start, classes will most likely be offered one morning, one afternoon, and two evenings a week, and once on a weekend afternoon. Classes are



usually 1 hour long. Dog training has to match the needs of the customers. Mid-morning or midafternoon classes usually attract retired individuals or those who work shifts, and evenings and weekend classes serve people who work more regular hours during the week. A sample class schedule may be Monday or Thursday, 9:30 – 10:30 a.m. or 2:30- 3:30, Monday or Wednesday, 6:30 – 7:30 p.m., and Saturday or Sunday 1:30-2:30. This is not the type of business which is “open” at any other time. It is only open during specific scheduled class times.

2. Number of Persons on a Daily or Weekly Basis: Classes have 6 – 10 students in each class. You cannot really serve students well with over 10 dogs in a class. If we have fairly full classes, we will serve approximately 40+/- people spaced out over the classes during a week. At full capacity for the five initially planned classes, we would serve 50 people. Only a maximum of 10 people would show up at one time, for one class. As we become known, we hope to add a few more classes.

3. Public Health Plans:

Water – Clients will use the main house bathrooms where a kitchen sink and two restrooms are available with water. The well servicing the property is only one year old, 300+ feet deep, and cased. Since there is no water in to the training building at this time, bottled water will be provided for clients and their dogs. Well was tested last year when drilled, and again this year. Seppman has collected the sample already and the test is being done now.

Toilet Facilities – Dog training clients will use the bathrooms in the main house, which is a short distance from the training building. A new septic system is being put in to replace the current older system which is not in compliance. The new system will reflect the dog training business needs as well as the household needs (a 4 bedroom house). (See attached statement.) The new septic will be in place before the business is opened.

Solid Waste Collection - Dog waste seldom happens when dogs are just coming to an hour long class, but it will be handled by dog owners collecting waste in an appropriate plastic “doggie” bag, then depositing it into a covered marked trash container for this purpose. During orientation, all dog owners will be informed of this system and compliance will be maintained. We will also patrol the area to make sure nothing is “missed”. We have contacted Hansen Sanitation, 326 E. Pearl Street, Kasota (spoke with Jodi H., Office Manager, by phone, Oct 4) and they have agreed dog waste can be included in the trash they pick up as long as it is properly wrapped in plastic and the container does not get too heavy. Too much weight would likely necessitate a second container but that is unlikely to happen with the number of dogs attending classes. Thus, dog waste will be handled by appropriate collection on-site followed by removal via Hansen Sanitation.

4. Fire Prevention: Classes will be held in a quite new metal building with all electric service in metal conduits. Fire hazard is limited. Battery powered smoke detectors will be placed in the building. Hardwired detectors can be installed if required. Two fire extinguishers will be available in the building, one at each end, wall mounted.

5. Security Plans: In case of tornado, large doors are open to the main house basement, a short distance from the classroom building. Other security issues are not anticipated.

6. Retail Sales: None at this time. In the future, perhaps we would have a corner where clients can purchase treats or toys when they run out of them or forget them for their class. Not now, however.



7. Food or alcohol served or for sale: None

8. County services requested: None

9. Sound amplification, etc.: None at this time. Our nearest neighbor is 0.6 miles away, and should not even know we are holding our classes as classes are inside a building. A few years down the road we may want to hold an agility trial outside. These do not have any amplification, but there would be more people present.

10. Exterior Lighting: Good farm light already in place. Additional outdoor lighting is already present on the sides of the building.

11. Parking and Loading: The metal building has easy access for vehicles around three of the four sides. The building has two human sized doors and three large double sliding doors typical of farm buildings. Clients can park on the paved driveway close to the house, which is large enough to handle multiple cars, or on the gravel parking area closer to the building. The metal building is 60 x 80 feet long, providing 14 roomy, 10 ft wide parking spots along only two sides, eight along the 80 ft side, six along the 60 ft edge. With "nose in" parking, clients will have numerous spots to choose from, as well as ample room to safely back up and leave. Classes, if filled to capacity, will contain 10 students, no more. With 1 teacher included, only 11 parking spots are actually necessary per class. In addition, classes will not be scheduled back to back. There will not be a situation where some clients are coming in to the property while other clients are trying to leave the property.

12. Signage: An approximately 4' x 2' canvas sign will be fastened to the building, and small wooden signs (perhaps 2'x2' feet) will be placed near the end of the driveways, far enough from the road per requirements for clear traffic vision. Signs near road will be covered when classes are not scheduled. We do not want people driving into the property unless they have enrolled for a class and are coming to that class.

13. Road access: This property currently has two driveways already coming into it from 480th Street. One is gravel and on the west edge of the tree line, going right to the building. The other is a paved driveway to the east of the house. Both are substantially away from the property boundaries and the property is basically flat. The County Engineer (Road Authority) has been consulted about the appropriateness of the ingress and egress to the training building. (See attachment)

14. Certificate of Insurance: Business insurance with required liability is currently being arranged but will not be finalized until the property is approved for the conditional use of a dog training center, and property is purchased. (See attachment)

15. Meet all applicable county, state and federal regulations: We believe we are beginning this process by filing this application. We will license and run our business in accordance with regulations, adding the dog training to our already existing Consulting LLC, Great Circle LLC, which is duly registered with the state.

X: b. Site Plan

A = 60'x80' building for dog classes. 14 parking spots (10' wide). First two could be ADA compliant.

B = 3 car garage

C = House with two bathrooms

D = current septic (to be replaced before business starts)

E = 2 car garage

F = older 40'x100' metal building

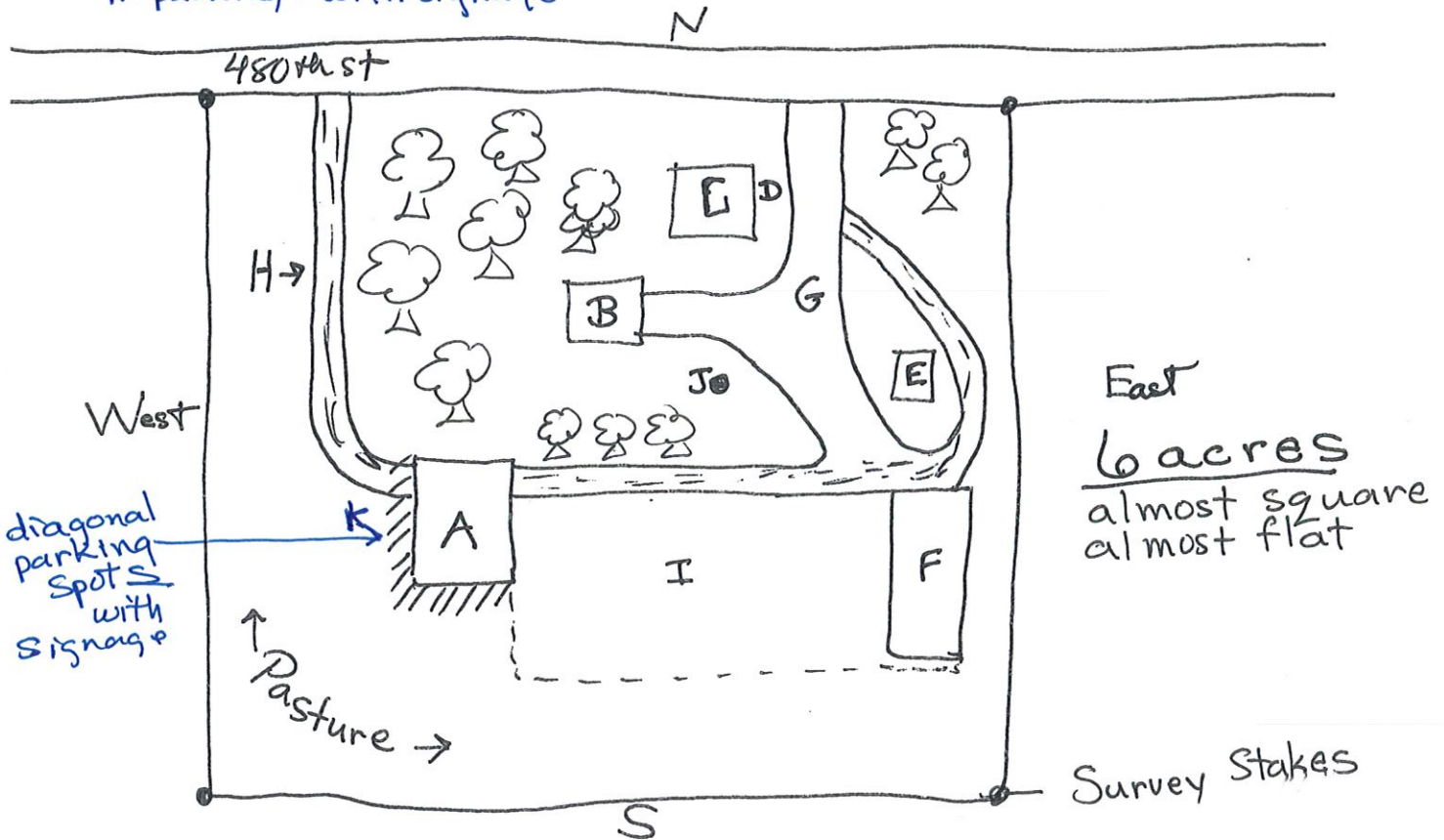
G = Paved driveway access (one route to dog training building)

H = Gravel driveway already in place going to dog training building (one route to classes)

I = Current horse dry-lot (could be used for parking as gravel driveway runs on north edge)

J = new well (1-year-old)

K = parking - with signage



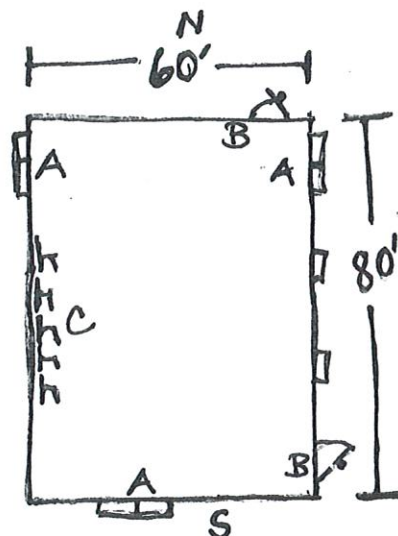
X: h. Floor plans and/or blue prints

A = large sliding doors

B = human size doors

C = lineup of chairs for clients

(Otherwise, building is left empty)

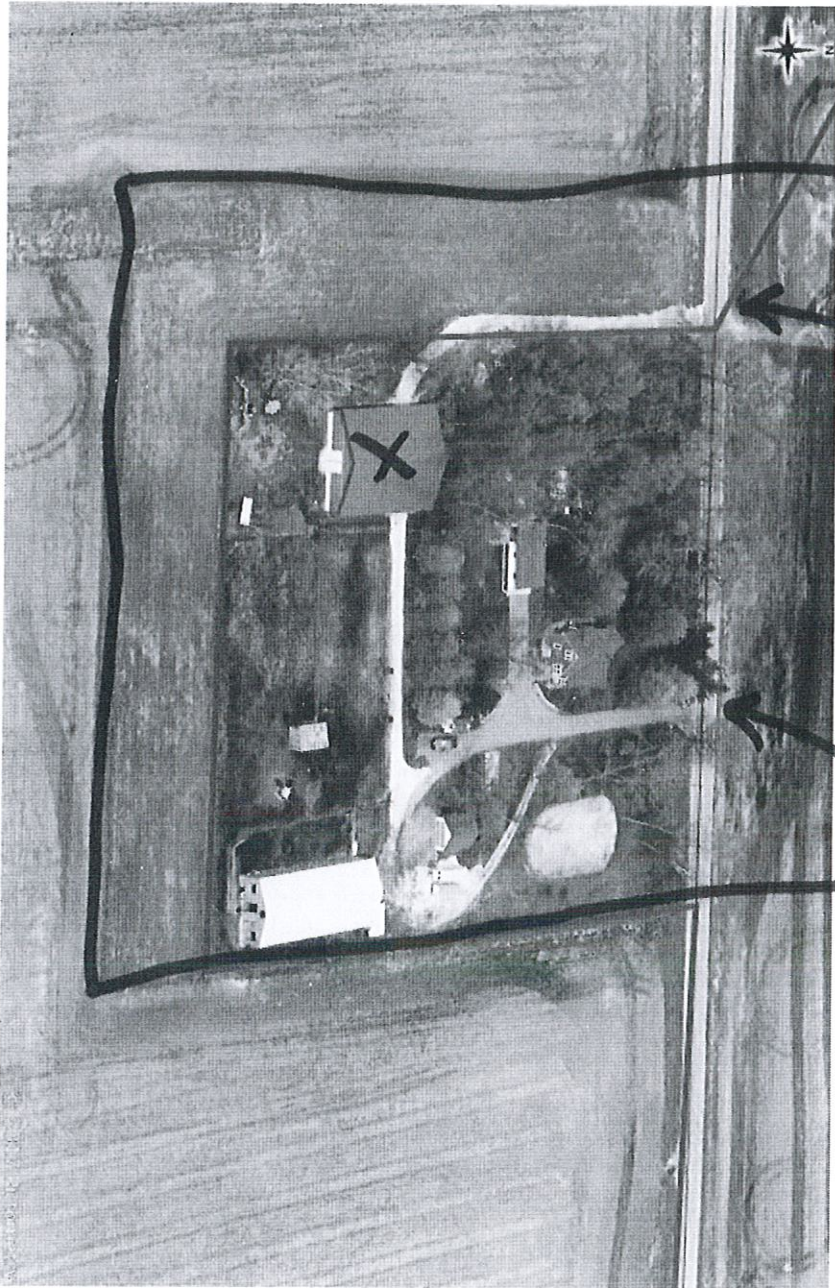


RECEIVED
NCT 08 2018
BY: _____

EXISTING
EXPOSURES

Keinz Farm

to building
used - metal
x = 60 x 80



Erosion Control

No obvious erosion concerns on this almost flat 6 acres. We have no plans to alter the land in any manner which may pose any erosion risk.

Patricia Oliveira

Mettler, Michelle

From: Tiegs, David
Sent: Tuesday, October 09, 2018 7:47 AM
To: Mettler, Michelle
Cc: 'patricia.linehan@gmail.com'
Subject: Entrance Review
Attachments: DOC100918.pdf

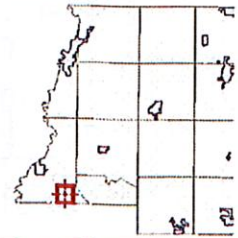
Michelle, I was asked by Patricia Linehan to review the entrance to parcel 05.114.2600, shown in the attachment. The proposed use as explained to me would be for a dog training facility serving possibly 10 clients at a time. The highway department will approve the entrance for this use with the following conditions: 1) Trees/shrubs need to be trimmed on the East side of the access to allow for appropriate site distance. 2) The profile of the approach needs to be improved to provide a landing area for a vehicle to sit on while accessing the highway (see attached)

Should either of you have questions please let me know.

Thanks,
Dave Tiegs
Le Sueur County
Highway Engineer



Overview



Legend

- Roads
- City Limits
- Parcels
- Parcel Labels

Parcel ID	05.114.2600	Alternate ID	n/a	Owner Address	KEINZ, MICHAEL G
Sec/Twp/Rng	14-109-026	Class	201 - RESIDENTIAL		32247 480TH ST
Property Address	32247 480TH ST	Acreage	6		KASOTA, MN 56050
	KASOTA				
District	KAS TWP/508				
Brief Tax Description	Sect-14 Twp-109 Range-026 6.00 AC THAT PART OF NE 1/4 OF NE 1/4 BEG 631.17 FT W OF NE COR, TH W 463.5 FT, S 563.5 FT, E 463.5 FT, N 563.5 FT TO BEG				
	(Note: Not to be used on legal documents)				

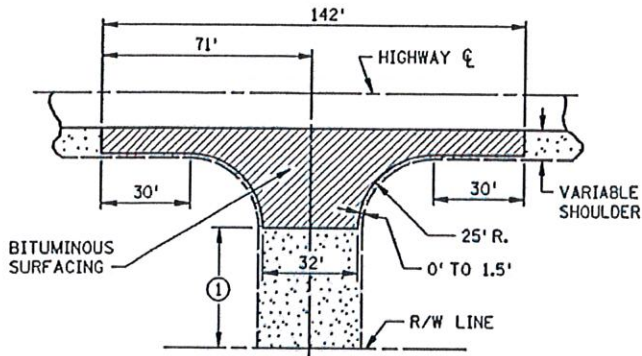
-Aerial Photo taken in April 2017

Date created: 10/8/2018

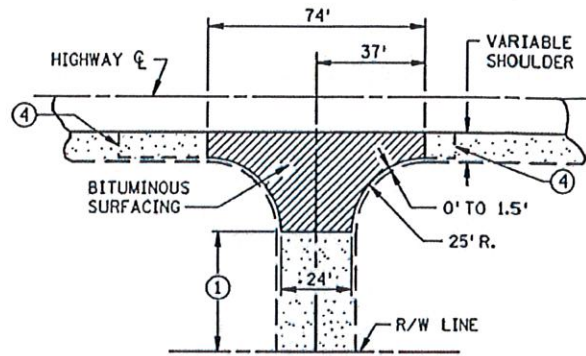
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Developed by  **Schneider**
GEOSPATIAL

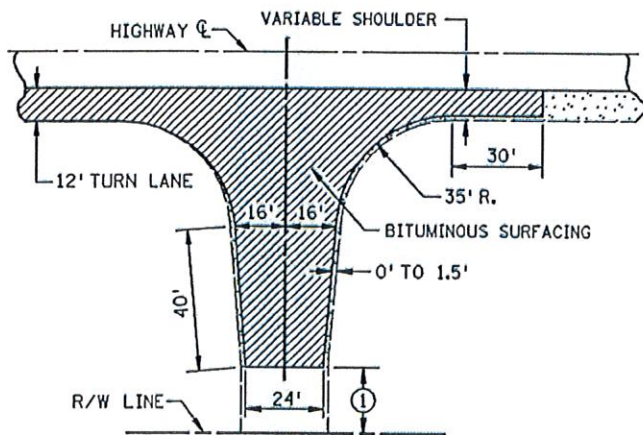
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OCT 09 2018
BY: _____



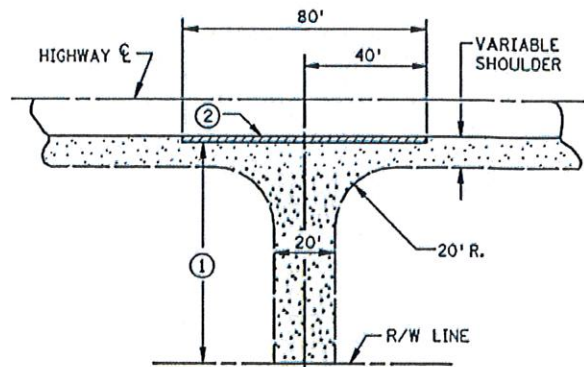
COMMERCIAL - INDUSTRIAL - FARM ENTRANCES



RURAL RESIDENTIAL ENTRANCE

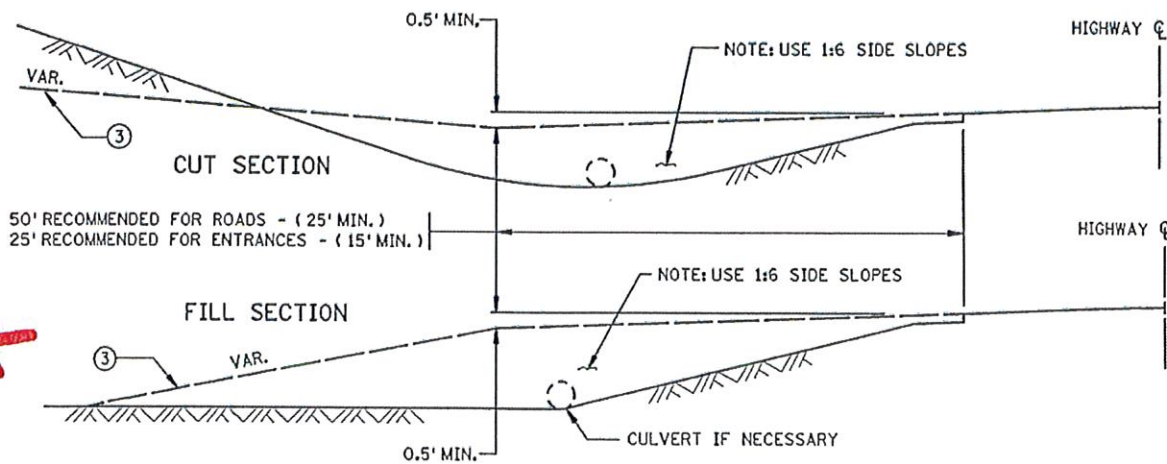


LOW VOLUME ROAD



FIELD ENTRANCES

- ① SURFACING TO MATCH EXISTING CONDITIONS, WHERE THERE IS NO SURFACING, PLACE GRAVEL BEYOND BITUMINOUS SURFACING TO R/W LINE.
- ② PLACE 2 FT. WIDE BITUMINOUS SURFACING AS DIRECTED BY ENGINEER.
- ③ 8% MAXIMUM COMMERCIAL; 15% MAXIMUM RESIDENTIAL.
- ④ THE USE OF PAVING SIMILAR TO COMMERCIAL ENTRANCES MAY BE APPROPRIATE FOR SOME RESIDENCES - AS SHOWN IN PLANS OR DIRECTED BY THE ENGINEER.



CROSS SECTIONS

APPROVED SEPT. 27, 2012

[Signature]
STATE DESIGN ENGINEER

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION

APPROACHES AND ENTRANCES RECOMMENDED STANDARDS

SPECIFICATION
REFERENCE

STANDARD
PLATE
NO.

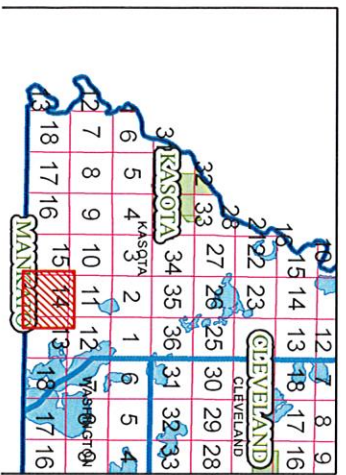
9000E

LE SUEUR COUNTY ENVIRONMENTAL SERVICES

HINIKER, FREDRIC
05:11:15:100
40 Ac.
STL

KASOTA

NAME: Clodfelter/Linehan
PID: 05:114:2600
DATE: 10-25-18
FIRM #: 27079C0245D
F-Zone: X-outside
RFPE: na
District: Agriculture



0 65 130 260 390 520 Feet

Map Disclaimer
Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps. These maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances.
*The maps are date specific and are intended for use only at the published scale.
*These maps should not be used for navigational, engineering, legal, or any other site-specific use.

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2017

Created By: MRM



LE SUEUR COUNTY
ENVIRONMENTAL SERVICES
507-357-8538