

Houston County Planning Commission  
January 23, 2025

**Approved on February 27, 2025 by Wayne Feldmeier and Franklin Hahn**

The Houston County Planning Commission met at 5:00 p.m. on Thursday, January 23, 2025. A summary of the meeting follows.

The meeting was called to order by Vice Chairman Josh Gran. Roll call was taken. Members present were Wayne Feldmeier, Larry Gaustad, Johnathon Glasspoole, and Josh Gran. Eric Johnson, County Commissioner, was present. Amelia Meiners was present for Environmental Services. There are two vacancies on the Planning Commission that were not filled prior to this meeting and due to that, voting on chair and vice chair will take place at the next meeting. Chairwoman Cindy Wright began her new role as a Commissioner at the beginning of the year and will no longer be on the Planning Commission in a citizen position so Vice Chairman Gran presided over the meeting.

The **Notice of Public Hearing** was read for updates to the Houston County Zoning Ordinance regarding cannabis businesses.

On December 31, 2024, the Board of Commissioners adopted an ordinance regulating cannabis related business within the County. This ordinance is applicable to all areas of Houston County, including incorporated areas, unless the incorporated area has adopted an ordinance regulating cannabis businesses (Cannabis Business, Section 1.2). Section 3.2 within that ordinance designates which zoning districts the specific types of businesses are allowed to operate within. Note that districts are described generally (ex. commercial, industrial, etc.) since this may apply to municipalities as well.

Based on the designations provided within the Cannabis Business Ordinance, staff proposed the following additions to the Houston County Zoning Ordinance.

**SECTION 3 – RULES AND DEFINITIONS**

**3.6 DEFINITIONS**

**Cannabis business.** *Cannabis business refers to businesses holding any of the following licenses: microbusiness, mezzobusiness, cultivator, manufacturer, retailer, wholesaler, transporter, testing facility, event organizer, delivery service and medical cannabis combination business.*

**SECTION 14 – AGRICULTURE PROTECTION DISTRICT**

**14.4 INTERIM USES**

*Subdivision 1. Interim Uses. In the Agricultural Protection District, the following uses may be allowed only after obtaining an Interim Use Permit in accordance with the provisions of this Ordinance.*

*\*\*(15) Cannabis businesses as allowed within the Cannabis Related Business Ordinance*

*(16) Other uses. Other uses as determined by the Planning Commission and the Houston County Board of Commissioners that are similar to those uses listed above and are found to be compatible with other uses already permitted in the district.*

**SECTION 16 – HIGHWAY BUSINESS DISTRICT**

**16.2 PERMITTED USES**

*Subdivision 1. Permitted Uses*

*(12) Cannabis businesses as allowed within the Cannabis Related Business Ordinance*

**\*\*16.4 INTERIM USES**

*Subdivision 1. Interim Uses. In the Highway Business District, the following uses may be allowed only after obtaining an Interim Use Permit in accordance with the provisions of this Ordinance.*

*(1) Cannabis businesses as allowed within the Cannabis Related Business Ordinance*

**\*\*Renumbering of existing 16.4 through 16.13 to reflect the addition of interim uses.**

**SECTION 17 – GENERAL BUSINESS DISTRICT**

**17.2 PERMITTED USES**

*Subdivision 1. Permitted Uses*

*(13) Cannabis businesses as allowed within the Cannabis Related Business Ordinance*

**\*\*17.4 INTERIM USES**

*Subdivision 1. Interim Uses. In the General Business District, the following uses may be allowed only after obtaining an Interim Use Permit in accordance with the provisions of this Ordinance.*

*(1) Cannabis businesses as allowed within the Cannabis Business Ordinance*

**\*\*Renumber of existing 17.4 through 17.9 to reflect the addition of interim uses.**

**SECTION 18 – LIMITED INDUSTRY DISTRICT**

**18.2 PERMITTED USES**

*Subdivision 1. Permitted Uses*

*(10) Cannabis businesses as allowed within the Cannabis Related Business Ordinance*

**18.4 INTERIM USES**

*Subdivision 1. In the Limited Industry District, the following uses may be allowed only after obtaining an Interim Use Permit in accordance with the provisions of this Ordinance.*

*(2) Cannabis businesses as allowed within the Cannabis Related Business Ordinance*

**SECTION 19 – GENERAL INDUSTRIAL DISTRICT**

**19.2 PERMITTED USES**

*Subdivision 1. Permitted Uses*

*(7) Cannabis businesses as allowed within the Cannabis Related Business Ordinance*

**19.4 INTERIM USES**

*Subdivision 1. In the General Industrial District the following uses may be allowed only after obtaining an Interim Use Permit in accordance with the provisions of this Ordinance.*

*(2) Cannabis businesses as allowed within the Cannabis Related Business Ordinance*

Vice Chairman Gran asked for public comment, but no members of the public were present.

There was general discussion regarding the Cannabis Business Ordinance before reviewing the findings. Findings were read.

**EVALUATION**

Section 8.6 of the Houston County Zoning Ordinance requires that the Board make findings in support of a decision but does not prescribe specific criteria. The following findings are proposed by staff for your consideration.

1. Minn. Stat. §342.13(c), gives local government units the ability to adopt reasonable restrictions on the time, place, and manner of the operation of a cannabis business provided that such restriction do not prohibit the establishment or operation of cannabis businesses.

2. The Board of Commissioners adopted an Ordinance to Regulate Cannabis Related Businesses on December 31, 2024, identifying zoning districts in which specific types of businesses are allowed (Cannabis Related Business, Section 3.2).
3. The Cannabis Related Business Ordinance applies to all areas of Houston County, including incorporated areas, unless the incorporated area has adopted an ordinance regulating cannabis businesses.
4. The Houston County Zoning Ordinance should be updated to be compatible with the Cannabis Related Business Ordinance.

Wayne Feldmeier made a motion to approve findings and recommend approval of the proposed text amendments adding cannabis related businesses to the appropriate uses and zoning districts.

John Glasspoole seconded. Roll call vote was taken. All were in favor. Motion carried.

The amendments will be presented to the Houston County Board of Commissioners for final action.

After the hearing Environmental Services Director Meiners and Commissioner Johnson explained the solar moratorium and the role the Planning Commission will play in upcoming months as an ordinance is drafted and reviewed. Members were encouraged to talk with townships and neighbors to gather input.

Wayne Feldmeier made a motion to adjourn the meeting. John Glasspoole seconded. All were in favor. Motion carried.

Submitted by the Planning Commission Clerk on January 24, 2025.

Houston County Planning Commission  
February 27, 2025

**Approved on March 27, 2025 by Wayne Feldmeier and Johnathon Glasspoole**

The Houston County Planning Commission met at 5:00 p.m. on February 27, 2025. A summary of the meeting follows.

The meeting was called to order by Environmental Services Director Amelia Meiners. Roll call was taken. Members present were Wayne Feldmeier, Larry Gaustad, Johnathon Glasspoole, Josh Gran, Franklin Hahn and Chase Munson. Eric Johnson, County Commissioner was absent; Greg Myhre, County Commissioner alternate, was present.

Election of Chairperson for 2025 took place. Greg Myhre nominated Chase Munson for Chairperson. John Glasspoole seconded. With no other nominations, Wayne Feldmeier motioned nominations cease and Greg Myhre seconded. All were in favor. Motion carried.

Election of Vice Chairperson for 2025 took place. Chase Munson nominated John Glasspoole for Vice-Chairperson. Greg Myhre seconded. Josh Gran made a motion to cease nominations and Wayne Feldmeier seconded. All were in favor. Motion carried.

Election for a Board of Adjustment delegate for 2025 took place. Larry Gaustad nominated Franklin Hahn. Josh Gran seconded. All were in favor. Motion carried.

John Glasspoole made a motion to approve the minutes of October 24, 2024. Wayne Feldmeier seconded. Chase Munson and Franklin Hahn abstained. All were in favor. Motion carried.

Wayne Feldmeier made a motion to approve the minutes of January 23, 2025. Franklin Hahn seconded. All were in favor. Motion carried.

**Notice of Public Hearing No. 982** was read for applicants, **Chris and Wendy Horn**, 1367 County 25, La Crescent, MN 55947.

The petitioners are requesting a Zoning Amendment to amend the zoning map and change parcel 08.0125.004 and a small portion of 08.0125.002 from the Agricultural Protection District to Residential. in La Crescent Township.

- This site is located immediately west of the City of La Crescent off County 25. The property is currently zoned agricultural and the applicants are requesting the rezone to allow them to build a dwelling in this quarter-quarter since there are dwellings on both PID 08.0125.003 and 08.0125.001 already. PID 08.0125.002 is currently a 19-acre parcel, but the landowners did not wish to rezone the whole parcel and had a surveyor identify a specific area which will limit the actual rezone to just over 2-acres.
- Relevant sections of the Houston County Zoning Ordinance are below:

***Buildable Lot.*** *A lot of record, or other lot, tract, or parcel legally recorded with the County Recorder that meets the requirements of this Ordinance. Buildings or structures shall not be permitted on land which has a slope of twenty-four (24) percent or greater. The buildable lot shall have the minimum lot area required for the district in which it is located, and which not more than ten (10) percent of the required lot area is collectively comprised of:*

- *Area of a slope of twenty-four (24) percent or greater.*
- *A shoreland impact zone as defined by this Ordinance.*

- *Protected waters as defined in this Ordinance.*
- *Wetlands as classified in the U.S. Fish and Wildlife Service. Circular No. 39.*

*All access roads that service a new building site or dwelling shall be constructed with a final slope of less than 12%. All finished driveways shall be constructed in conformity with Section 29.19.*

## **SECTION 15 – RESIDENTIAL DISTRICT**

### **15.9 LOT AREA STANDARDS**

**Subdivision 1. Minimum Lot Area.** *All new dwellings shall be located on a Buildable Lot as defined in this Ordinance and have a minimum lot area as set forth below:*

- (1) *Lots with Individual Sewage Treatment Systems and Water Wells. Dwelling units with individual sewage treatment systems and water wells shall have a minimum lot area of forty-three thousand five hundred sixty (43,560) square feet. Individual sewage treatment systems and water wells must conform to the standards in this Ordinance.*

### **15.10 LOT WIDTH AND DEPTH STANDARDS**

**Subdivision 1. Minimum Lot Width and Depth Standards.** *Every lot or plat of land on which a single family dwelling is constructed shall have the minimum standards as set forth below:*

- (1) *Lots with Individual Sewage Treatment Systems and Water Wells. Lots with individual sewage treatment systems and water wells shall have a lot width of not less than one hundred (100) feet and lot depth of not less than one hundred fifty (150) feet.*

- This property is located off County 25 just outside of La Crescent. The east boundary of the property is the center of Pine Creek and most of the rezone area will fall within the shoreland overlay district. This is likely a shoreland bluff and will require a setback from the top of the bluff. The area of the rezone does not contain any wetland or floodplain, but all of the low ground adjacent to Pine Creek (eastern portion of the property) is mapped floodplain and wetland. Slopes will meet the building and driveway standard and the rezone area meets the buildable lot requirements. Note that no building site has been formally reviewed.
- The Briarwood Estates Subdivision (residentially zoned) is approximately 900 feet to the west and land east of Pine Creek is within the city limits of La Crescent. Soils are 1862, a silty clay, considered a prime ag soil if drained, but over the last ten years this land has transitioned out of row crop production and there is no required soil restriction.
- The landowners have spoken with a septic designer to discuss the requirement for locating two type I septic systems and have been told that locating two systems would likely be achievable, but due to winter conditions no onsite work has been completed. They realize that approval of the rezone does not guarantee granting of a building permit if that condition cannot be met.
- The closest feedlot is 6,500 feet to the southwest and there is a mine approximately 3,220 feet to the west.
- La Crescent Township and the City of La Crescent were notified along with the ten nearest property owners. No comments were received.

Chris and Wendy Horn were present to explain the project in further detail.

Chairman Munson asked for public comment. Doug Nelson asked about the setbacks from Pine Creek.

Chairman Munson asked that the Findings be read if there were no additional questions or concerns.

Section 8.6 of the Houston County Zoning Ordinance requires that the Board make findings in support of a decision but does not prescribe specific criteria. The following findings are proposed by staff for your

consideration. As each application is unique, the standards cited below have been interpreted to find reasonable connections.

1. Goal 1.3 of the Goals and Policies section in the Comprehensive Land Use Plan (CLUP) encourages location of urban development near the major cities where services can easily be provided and extended. There is a subdivision west of the property and the city limit boundary is the east property line.
2. Policy 1 under Agriculture Goals and Policies calls for protection of prime agricultural land by limiting development in agricultural areas. This rezone area has been transitioned out of row crop production over the last ten years and allowing this rezone will keep development closer to existing development and the public road which will minimize impact on the land.
3. The applicants have over 19 acres of land at this location but have chosen to only rezone a couple acres in an effort to restrict future development. If additional lots are desired, another rezone will need to be completed along with a plat approved under Section 36 of the Ordinance.
4. Goal 2.12 of the Comprehensive Land Use Plan provides for planning of orderly development to minimize pollution and conflicts with agriculture uses. Further the urban expansion area policies call for careful regulation of urban expansion in the areas around incorporated cities to minimize scattered development. The tillable area in this location is limited in size due to proximity to bluffs and water features so there will only be limited agricultural uses in this location anyway.
5. Policy 1 of Goal 3.2 of the CLUP discourages development in areas where on-site sewer systems are likely to malfunction due to poor soil characteristics. The applicant has talked with a septic designer who feels confident that septic system requirements can be met.
6. The parcels meet buildable lot and lot area standards identified in the Houston County Zoning Ordinance.

Greg Myhre made a motion to accept the findings as presented. Wayne Feldmeier seconded. All were in favor. Motion carried.

Josh Gran made a motion to recommend the Houston County Board amend the zoning map for PID 08.0125.004 and the area noted as Parcel 2 on PID 08.0125.002 from agricultural protection to residential, contingent upon the condition that the rezoned area shall only contain one buildable lot unless a plat is approved under Section 36 of the Houston County Zoning Ordinance.

Greg Myhre seconded. Roll call vote was taken. All were in favor. Motion carried.

The application, with the condition, will be presented to the Houston County Board of Commissioners for final action.

**Notice of Public Hearing No. 983** was read for applicant, **G-Cubed**.

The petitioner is requesting to modify the following Ordinance sections:

*SECTION 27.3 – Mineral Extraction Definitions*  
*Add definitions of construction minerals and industrial minerals.*

*SECTION 27.8 – Operational Performance Standards*  
*Change mine density standard language from “sand” mine to “industrial” mineral mine (27.8 Subd. 1(5)).*

Geoff Griffin, G-Cubed, presented the proposal and reiterated that they felt there was a need for construction minerals and reminded members that sites would still require a conditional use permit so this proposal is not a blanket approval of all sand mines.

Members asked general questions about industrial sands and discussed the need for construction sand for dairy bedding.

Public comment was requested, but there was none.

Chairman Munson asked that the findings be read.

Section 8.6 of the Houston County Zoning Ordinance requires that the Planning Commission make findings in support of a decision but does not prescribe specific criteria. There are really two requests here, but staff feel the Planning Commission should vote on the proposals as a single request and findings were drafted in that manner. The following findings are proposed for your consideration.

1. One of Houston County's guiding values acknowledges that aggregate materials are important to the economic basis of the community and to use in construction, road maintenance and other uses, and strives to balance access to materials with protection of natural resources.
2. Another value cites the importance of sound environmental practices that promote the efficient use of all natural resources and protection of environmentally sensitive natural resources.
3. Goal 2.2 of the CLUP promotes agriculture as a viable land use and significant contribution to economic activity in the County and access to these construction materials is important for operations.
4. Updating our Zoning Ordinance as proposed keeps it consistent with neighboring Winona and Fillmore Counties.
5. These changes will not impact requirements on silica sand operations.

Josh Gran made a motion to accept the findings as presented. John Glasspoole seconded. All were in favor. Motion carried.

Josh Gran made a motion to recommend the Houston County Board amend the zoning ordinance as follows:

1. Section 27.3 – Mineral Extraction Definitions
  - a. Construction minerals: The term “construction minerals” includes natural common rock, stone, aggregate, gravel and sand that is produced and used for local construction purposes, including road pavement, unpaved road gravel or cover, concrete, asphalt, building and dimension stone, railroad ballast, decorative stone, retaining walls, revetment stone, riprap, mortar sand, construction lime, agricultural lime and bedding for livestock operations, sewer and septic systems, landfills, and sand blasting. The term “construction minerals” does not include “industrial minerals” as defined below.
  - b. Industrial minerals: The term “industrial minerals” includes naturally existing high quartz level stone, silica sand, quartz, graphite, diamonds, gemstones, kaolin, and other similar minerals used in industrial applications, but excluding construction minerals as defined above. Silica sand is categorized as an industrial mineral by the Minnesota Department of Natural Resources and the North American Industry Classification System under classification no. 212322. “Silica sand” has the meaning given in Minnesota Statutes, Section 116C.99, subd. 1 (d): “‘Silica sand’ means well-rounded, sand-sized grains of quartz (silicon dioxide), with very little impurities in terms of other minerals. Specifically, the silica sand for the purposes of this section is commercially valuable for use in the hydraulic fracturing of shale to obtain oil and natural gas. Silica sand does not include common rock, stone, aggregate, gravel, sand with low quartz level, or silica compounds recovered as a by-product of metallic mining.” Minn. State Section 116C.99, subd. 1 (d) “Silica sand project” has the meaning given in Minnesota Statutes, Section 116C.99, subd. 1 (e): “‘Silica Sand project’ means the excavation and mining and processing of silica sand; the washing,

cleaning, screening, crushing, filtering, drying, sorting, stockpiling, and storing of silica sand, either at the mining site or at any other site; hauling and transporting of silica sand; or a facility for transporting silica sand to destinations by rail, barge, truck, or other means of transportation.” Minn. State. Section 116C.99, subd. 1 (e).

2. Section 27.8 Subd. 1 (5) – Mine Density Standards

- a. New **industrial mineral** mining permits shall be limited to sites located no closer than ½ mile from all existing permitted or legal non-conforming **industrial mineral** mines. Measurements shall be taken from the proposed boundary of the new site to the approved boundary of the existing site.

John Glasspoole seconded. Roll call vote was taken. All were in favor. Motion carried.

The application, with the condition, will be presented to the Houston County Board of Commissioners for final action.

**Notice of Public Hearing No. 984 for Chris Priebe of G-Cubed** on behalf of **G & K Development L.C.**, 900 Montgomery Street, Decorah, IA 52101 was withdrawn prior to the hearing.

Josh Gran made a motion to adjourn the meeting. Greg Myhre seconded. Motion carried.

Submitted by the Planning Commission Clerk on February 28, 2025.

Houston County Planning Commission  
March 27, 2025

**Approved April 24, 2025 by Josh Gran and Chase Munson**

The Houston County Planning Commission met at 5:00 p.m. on March 27, 2025. A summary of the meeting follows.

The meeting was called to order by Chairman Chase Munson. Roll call was taken. Members present were Wayne Feldmeier, Larry Gaustad, Johnathon Glasspoole, Josh Gran, Franklin Hahn and Chase Munson. Eric Johnson, County Commissioner was present. Amelia Meiners was present for Environmental Services.

Wayne Feldmeier made a motion to approve the minutes of February 27, 2025. John Glasspoole seconded. Eric Johnson abstained. All were in favor. Motion carried.

**Notice of Public Hearing No. 985** was read for applicant, **Allison Murdoch**, 3430 Pine Creek Road, La Crescent, MN 55947.

The petitioner is requesting an interim use permit for a Level I home-based occupation to operate a cosmetic tattoo salon in the agriculture protection district in La Crescent Township.

- Cosmetic tattooing, also known as permanent makeup, involves depositing pigment into the dermal layer to enhance features such as eyebrows, eyes and lips. A business plan is attached to the interim use application, but additional information on her business can be found at: [snowdropink.com](http://snowdropink.com). The business plan identifies the following as services: microblading, powder brows, combo brows, top and bottom eyeliner, pigment removal, lip blushing, inkless stretch mark revision, facial threading and beauty marks. Appointments range from 20 minutes to four hours with most falling in the two-to-four-hour range. On average there are one to two clients per day and the busiest days may have as many as five.
- This proposal will be similar to other home occupations permitted in the County. Previously permitted home based businesses include a hair salon, beauty shop, massage parlor, bridal accessory sales, craft business, woodworking studio, gun shop, taxidermy, law office and antique business. The ordinance does have a specific set of parameters for home occupations and differentiates between Level I and Level II based on number of employees and square footage of workspace. This proposal is for a Level I business and those requirements are included below.
- Here are relevant sections of the Houston County Zoning Ordinance:
- ***Home Occupation.*** *Any occupation or profession which is clearly secondary to the main use of the premises as the owner's dwelling place and which meets the standards set forth in ~~Part 2803~~ [Section 29.3].*
- ***14.4 INTERIM USES.***  
*Subdivision 1. Interim Uses. In the Agricultural Protection District, the following uses may be allowed only after obtaining an Interim Use Permit in accordance with the provisions of this Ordinance. (4) Level I and Level II Home Occupations as regulated in Section 29.*
- ***29.3 HOME OCCUPATIONS***
- ***Subdivision 1. Purpose.*** *The purpose of this classification is to prevent competition with business districts, protect the natural resources of the County, and provide a means through the establishment of specific standards and procedures by which home occupations can be conducted without jeopardizing the health, safety and general welfare of surrounding uses. The establishment and continuance of home occupations as accessory uses shall be interim permitted if the following requirements and conditions are satisfied.*

- **Subdivision 2. Level I Home Occupations.** *Level I home occupations shall comply with the following:*
  - (1) Level I home occupations shall be conducted entirely within the dwelling, carried on by the inhabitants thereof with no more than one (1) outside employee.*
  - (2) Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the residential character thereof.*
  - (3) The Level I home occupations shall not exceed five hundred (500) square feet of floor space.*
  - (4) Accessory buildings and/or attached garages can be used as part of the home occupation as long as the structure is not specifically dedicated for the occupation and occupies less than thirty (30) per cent of the total structure and is incidental and secondary to the use of the principal residential structure on the property.*
  - (5) Such home occupation shall not require internal or external alterations or involve construction features not customarily found in dwellings.*
  - (6) There shall be no exterior display storage of equipment and materials.*
  - (7) Allowable signage shall be limited to one sign, one and one-half (1 ½) square foot, non-illuminated, and attached to the dwelling.*
  - (8) There shall be no indication of offensive noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line.*
  - (9) The hours of operation may be determined by the Planning Commission.*
  - (10) A Level I home occupation shall not include the repair of internal combustion engines (other than small engine repair), body shops, machine shops, welding, ammunition, manufacturing, or any other objectionable uses as determined by the Zoning Administrator. Machine shops are defined as places where raw metal is fabricated, using machines that require more than one hundred ten (110) volts.*
  - (11) In the case of a Level I home occupation, only one vehicle shall be allowed which is associated with the home occupation. Such vehicles shall be parked off-street and upon the lot on which the home occupation is operated.*
- This site is actually two parcels for a total of eight acres in the agriculture protection district of La Crescent Township, although the area more resembles a subdivision. All of the surrounding properties within a quarter mile are zoned agriculture protection. The property is approximately 70-feet from the boundary of Pine Creek Golf Course but is closer to a half mile from the club house.
- The site shares a driveway entrance with an adjacent landowner, but the applicant states there is a garage to accommodate seven vehicles and believes there is room for four vehicles to park within their property.
- Parking standards require a minimum of three spaces and staff calculate there are six available based on guidance in the ordinance.

La Crescent Township was notified along with the ten nearest property owners. No comments were received.

Allison Murdoch was present to explain the services in further detail. Director Meiners read an email from the applicant asking to include an additional service to her proposal. She has been approached by parents inquiring about ear piercings and asked if it could be included in the interim permit review. A copy of the email will be included in the record. There was general discussion on the parking spaces and the impact to the neighbor on the shared portion of the driveway.

Chairman Munson asked if there was any public comment. Andrew Nelson, the neighbor that shares a driveway with the property, mentioned there is plenty of room for parking. He stated that he was not concerned about the hours of operation.

Chairman Munson asked that the Findings be read if there were no additional questions or concerns.

Wayne Feldmeier made a motion to bypass questions 4, 5, and 13 that are not applicable. Josh Gran seconded. All were in favor. Motion carried.

Section 11.05 of the Houston County Zoning Ordinance requires the following:

Subdivision 1. Findings. The Planning Commission shall not recommend a conditional use permit unless they find the following:

1. That the proposed use conforms to the County Land Use Plan.

Staff Analysis: The intent of a home-based business is to allow work secondary to the use of a residence. This is a single-family dwelling in the agriculture protection district that existed prior to zoning which is in conformance with the County Land Use Plan.

Board agreed to the finding by a unanimous vote.

2. That the applicant demonstrates a need for the proposed use.

Staff Analysis: The applicant currently operates out of the Village Creek Shopping Center and is looking to purchase this home which has a separate living space that can accommodate the business. The goal has been to find a location that is handicap accessible and that opportunity exists at this location.

Board agreed to the finding by a unanimous vote.

3. That the proposed use will not degrade the water quality of the County.

Staff Analysis: The applicant identifies that wastewater will not differ from typical single-family residences.

Board agreed to the finding by a unanimous vote.

4. That the proposed use will not adversely increase the quantity of water runoff.

Staff Analysis: N/A

5. That soil conditions are adequate to accommodate the proposed use.

Staff Analysis: N/A

6. That potential pollution hazards have been addressed and that standards have been met.

Staff Analysis: This business does not utilize chemicals or products that should be contained separately from other wastes in terms of septic and all biohazardous materials will be collected and disposed of properly.

Board agreed to the finding by a unanimous vote.

7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Staff Analysis: This is an existing single-family dwelling and the primary use will not be changing. The home occupation will not require additional utilities than what currently exists.

Board agreed to the finding by a unanimous vote.

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

Staff Analysis: The applicant feels there is enough area for four customers to park. Since she will be working alone, there will only be one scheduled appointment at a time and therefore there may only ever be two customers overlapping.

Board agreed to the finding by a unanimous vote.

9. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.

Staff Analysis: The applicant has identified there are four spaces for customers within the existing driveway and on average there will be one to two customers per day and at any one time.

Board agreed to the finding by a unanimous vote.

10. That the Interim Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

Staff Analysis: Appointments will primarily be scheduled between 9am and 3pm, Monday through Friday. Neighbors will likely not notice an increase with one to five customers per day in and out of this location when considering the traffic to Pine Creek Golf Course daily.

Board agreed to the finding by a unanimous vote.

11. That the establishment of the Interim Use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.

Staff Analysis: Except for the golf course, which is operated by the City of La Crescent, most adjacent properties are rural residential in nature and have either just a single-family dwelling or a dwelling and small outbuilding. This proposal should not impact these existing uses and will not impact development on surrounding properties more than the primary use. This interim use will be tied to the landowner and permits will be null if that requirement is no longer met.

Board agreed to the finding by a unanimous vote.

12. That adequate measures have been or will be taken to prevent or 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.

Staff Analysis: The applicant has identified that this business does not generate offensive odor, fumes, dust, noise or vibrations and therefore there should be no nuisance. Home occupations are prohibited from having lighted signs and are limited to minimal signage.

Board agreed to the finding by a unanimous vote.

13. That the density of any proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable Zoning District.

Staff Analysis: N/A

14. That the intensity of any proposed commercial or industrial development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable Zoning District.

Staff Analysis: The commercial activity taking place on this property will be less intense than the neighboring golf course. Even if there were five customers each day, which has been identified as the busiest, that would still generate substantially less traffic than the golf course.

Board agreed to the finding by a unanimous vote.

15. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals, and general welfare.

Staff Analysis: All biohazard waste will be collected and disposed of properly and beyond that this proposal will not result in any increased risk or impact to public health, safety, morals or general welfare.

Board agreed to the finding by a unanimous vote.

Josh Gran made a motion to accept the findings as presented. John Glasspoole seconded. All were in favor. Motion carried.

Eric Johnson made a motion to recommend the Houston County Board approve an interim use permit for a Level I home-based occupation to operate a cosmetic tattoo salon in the agriculture protection district with the following conditions in La Crescent Township:

1. The Permittee shall comply with all federal, state, and local laws and regulations.
2. The County may enter onto the premises at reasonable times and in a reasonable manner to ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances.
3. The permit shall expire if it is not renewed at or near five-year intervals. The permit shall expire at such time that Allison Murdoch no longer owns AND maintains homestead status on the property described in the application (currently PID 08.0073.000).
4. The maximum number of employees working onsite shall not exceed two at any one time.
5. No customer parking is allowed on shared portions of the driveway.

Josh Gran seconded. All were in favor. Motion carried.

The application, with the conditions, will be presented to the Houston County Board of Commissioners for final action.

Chase Munson made a motion to adjourn the meeting. John Glasspoole seconded. Motion carried.

Submitted by the Planning Commission Clerk on March 28, 2025.