



CARVER COUNTY PLANNING COMMISSION

Regular Meeting – **November 18, 2025, 7:00 PM**

Commissioners' Meeting Room
2nd Floor Human Services Bldg
Government Center – Chaska, Mn

AGENDA

1. **Convene**

- 1.1. Call to Order
- 1.2. Pledge of Allegiance
- 1.3. Attendance
- 1.4. Agenda review and adoption
- 1.5. Approve Minutes from October 21, 2025.....**2-4**

2. **Agenda**

- 2.1. File PZ-20250048 - Public hearing on application by
Patrick Fabish for a Conditional Use Permit amendment.
(Adaptive Re-Use of RSD Structure)
Benton Township**5-19**
- 2.2. File PZ20250049 - Public hearing on application by Laura
Zimmerman for a Conditional Use Permit amendment.
(Commercial Kennel)
Waconia Township**20-47**

3. **Other Business**

4. **Adjourn**

COUNTY OF CARVER
PUBLIC SERVICES DIVISION
Department of Land Management

November 7, 2025

TO: Carver County Planning Commission & Benton Town Board

FROM: The Land Management Department

SUBJECT: Application for a Conditional Use Permit (Adaptive Re-Use of an Existing Building in an RSD)

FILE #: PZ20250048

APPLICANT: Patrick Fabish

PROPERTY OWNER: Steven M Erhard Revocable Trust

SITE ADDRESS: 13345 County Road 51, NYA, MN 55368

PERMIT TYPE: Adaptive Re-Use of an Existing Building in an RSD

PURSUANT TO: County Code, Chapter 152, Section 152.097 (B)

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL #: 01-016-1100

BACKGROUND:

1. Steven Erhard owns an approximately 1.15-acre parcel located in part of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 16, Benton Township. The parcel is improved with an approximately 85' x 43' commercial structure and an approximately 40' x 36' loading area. The property is located in a Rural Service Overlay District (Bongards) and the Carver County Water Management Organization (CCWMO) - Carver Creek Watershed.
2. Patrick Fabish is requesting a Conditional Use Permit (CUP) to operate warehousing and contractor's yard uses from the existing building and outdoor area on the subject parcel. The CUP for an adaptive re-use of an existing structure would be allowed pursuant to Section 152.097 of the Carver County Zoning Code, which reads as follows:

RURAL SERVICE OVERLAY DISTRICT

§ 152.097 CONDITIONAL USE PERMITS.

Within the Rural Service Districts, conditional use permits may be issued for the following:

- (B) *Adaptive re-use of existing structures and buildings.* Conditional use permits for commercial, industrial, or institutional purposes may be issued for the adaptive re-use of buildings or facilities existing prior to July 1, 2001. Permits pursuant to this section may provide for expansion of the operation. The following criteria must be met in order to qualify for this provision:
- (1) The building or facility was designed and constructed for a commercial, industrial, or institutional purpose;
 - (2) The structural condition of the building or facility is determined to be sound and not in need of major repair or rehabilitation;
 - (3) The building or facility is of a size, type of construction, or configuration that it is not reasonable to expect that it can be efficiently or economically used as a newly proposed use as described above; and
 - (4) The operation utilizing the building or facility substantially conforms to newly proposed use provisions of the Rural Service District.

§ 152.098 SERVICE LEVEL.

Uses permitted pursuant to this subchapter must be able to operate within the context of the level of services available in the Rural Service District.

(Ord. 47, passed 7-23-02)

STAFF ANALYSIS:

1. Before Steven Erhard acquired the property, the site was owned by the Herrmann Family and operated as a local feed store. The Metro West Recycle, Inc. CUP originated in 2004 and was operated as a family business. The CUP #PZ20040055 allowed for cardboard, newspaper and pallet recycling. The property has most recently been utilized as a K-Bid online auction facility under permit #PZ20210013 since 2021.
2. The subject property is within the Bongards Rural Service District and is located on the eastern side of County Road 51. The applicant has submitted a narrative dated October 8, 2025, outlining the details of the operation. The applicant owns two companies, Sage Flooring and Sage Equipment Rental. The applicant plans to store flooring products in addition to rental equipment in the building. Per a phone call with staff, the applicant indicated there would be two employees on site with one part-time seasonal employee in the summer.
3. Sage Flooring is a family-owned and operated company with a showroom located in downtown Waconia, which would remain in operation at that location. The applicant proposes to use the subject property for the indoor storage of flooring materials only. Customers would not visit the subject property; instead, only installers would access the site to pick up products for installation. Three installers are anticipated, each of whom would park their vehicles at their respective homes. The primary hours of operation would be Monday through Friday, from 7:30 AM to 5:30 PM.
4. Sage Equipment Rental would also occupy the building. The rental inventory includes track loaders, trailers, excavators, a wood/brush chipper, and similar equipment. According to the applicant, "...on occasion, a machine may be left outside for a customer to pick up or after a customer has dropped it off, at which point we will put it inside." The applicant states that approximately 90% of the time, equipment is delivered directly to customers.

Additionally, the applicant operates a snowplow, which typically departs the property around 9:00 PM and returns around 8:00 AM during snowfall events. The applicant also owns two dump trucks used to haul materials such as red rock, river rock, black dirt, and concrete. These trucks depart the site at approximately 6:30 AM and return around 7:00 PM. The two dump trucks, along with three trailers and a pickup truck, would be stored outdoors within the designated operational area. Four parking spaces for employees and customers would be provided in front of the building, as illustrated in the site plan prepared by staff, dated October 29, 2025.

5. The operational area includes the existing approximately 85-foot x 43-foot (3,655 square-foot) building, the existing platform dock and semi-trailer dock area located north of the building, the loading and unloading area to the west, and the existing parking area. The applicant has indicated per a phone call with staff, that there would be approximately four to five vehicle trips to and from the site each day.
6. The submitted CUP materials were sent to the Carver County Water Management Organization (CCWMO) for review. Tim Sundby, Water Resources Supervisor provided the comment in an email dated October 31, 2025, stating, *"no permits required from WMO and WCA as no grading activities are being proposed."*
7. The submitted CUP materials were sent to Carver County Environmental Services for review. Jacob McLain, Senior Environmentalist, responded with a comment in an email dated November 11, 2025, indicating that a compliance inspection is required.
8. The submitted CUP materials were sent to Carver County Public Works for review. Drew Pflaumer, Transportation Planning Manager reviewed the materials and provided the following comments in an email dated November 11, 2025, *"We have no concerns or other comments on the proposal. In our experience, this is highly similar to the current use, so we don't foresee any issues."*
9. No signage is currently proposed for the location. All future signage would be required to meet the Carver County Sign Regulations of Chapter 154 of the Code of Ordinances.
10. The permittee would be required to contact the Carver County Environmental Services Department to further discuss the requirements of obtaining a Hazardous Waste Generator's License, if applicable.

11. The neighborhood is comprised of residential, agricultural and commercial land uses within the Bongards Rural Service District. The proposed use is not expected to significantly alter the character of the neighborhood, nor would it result in a detriment to neighboring properties.
12. The proposed use appears to meet the general requirements for a conditional use in the Rural Service District (i.e. adaptive re-use of existing structures).
13. The Benton Town Board reviewed the request during the October 9, 2025, Town Board meeting. The Township recommended approval of the request with County staff recommendations.

PLANNING COMMISSION CONSIDERATION:

If the Planning Commission recommends approval of the CUP application, allowing Sage Flooring and Sage Equipment Rental to operate as an Adaptive Re-Use of an Existing Building in an RSD on the parcel legally described in Exhibit A, the previous CUP (#PZ20210013) and any other permits or amendments for a Rural Service District (K-Bid Auction Facility) shall be terminated upon final approval (and recording) of the new CUP #PZ20250048. The following conditions should be considered part of the permit:

1. The permit is subject to administrative review. A change in ownership, operations or operator shall be cause for the permit to be reviewed by Land Management for a determination as to whether an application for an amendment or similar consideration is necessary. Proposed owners and/or operators are encouraged to contact Land Management as early in the timeline of the proposed change as possible.
2. The operation shall be substantially in accordance with the submitted narrative dated 10/08/2025, and site plan dated 10/29/2025. These plans shall be attached to and become part of this permit. The hours of the operation shall typically conform to the hours of 6:30 AM – 7:00 PM during the week and 6:30 AM – 7:00 PM on Saturday. The snowplow operations shall typically conform to the hours of 9:00 PM – 8:00 AM daily.
3. Any grading and/or filling activity on the property shall be completed in accordance with the CCWMO Water Resource Management standards and the Wetland Conservation Act (WCA), if applicable. All site improvements shall be completed pursuant to Chapter 153 – Water Resource Management. Stormwater Management review and approvals are required prior to the issuance of construction and/or building permits.
4. The permittee shall comply with the road access requirements as determined by the applicable road authority.
5. All business-related trucks, equipment and supplies shall be stored within the approved operational area. Any expansion of the approved operational area shall constitute an expansion of the use and may require a review by Land Management for determination as to an amended Conditional Use Permit would be required.
6. All buildings/structures utilized in conjunction with the proposed operation shall meet the requirements of the Minnesota State Building Code.
7. The permittee shall maintain a conforming Subsurface Sewage Treatment System (SSTS) pursuant to Chapter 52 of the Carver County Code to accommodate any restroom(s) and/or wastewater produced within the structure of the business operation. A compliance inspection is required.
8. Parking along County Road 51, within the road right-of-way, or on property owned by the Twin Cities and Western Railroad (TC&W) shall be prohibited.
9. Permittee shall submit a Certificate of Workers' Compensation Insurance and/or proper affidavit (stating that they do not have any employees) to the Land Management Department. The insurance or affidavit shall be maintained for the duration of the CUP.

10. If required, the permittee shall complete and submit a Non-Generator's Acknowledgment or Hazardous Waste Generator's License to the Environmental Services Department within 30 days of the issuance of this conditional use permit. The acknowledgment or license shall be maintained for the duration of the CUP.
11. The permittee shall always comply with the County standards as detailed in Chapter 152 – Zoning Code and Chapter 154 – Sign Regulations. The permittee shall not exceed the allowed square footage of signage per property. No signage shall be allowed within the public road right-of-way.

OR

If the Planning Commission recommends denial of the permit application, the deficiencies found in Section 152.251 (Required Findings) of the Carver County Zoning Code, should be referenced, as follows:

§ 152.251 REQUIRED FINDINGS.

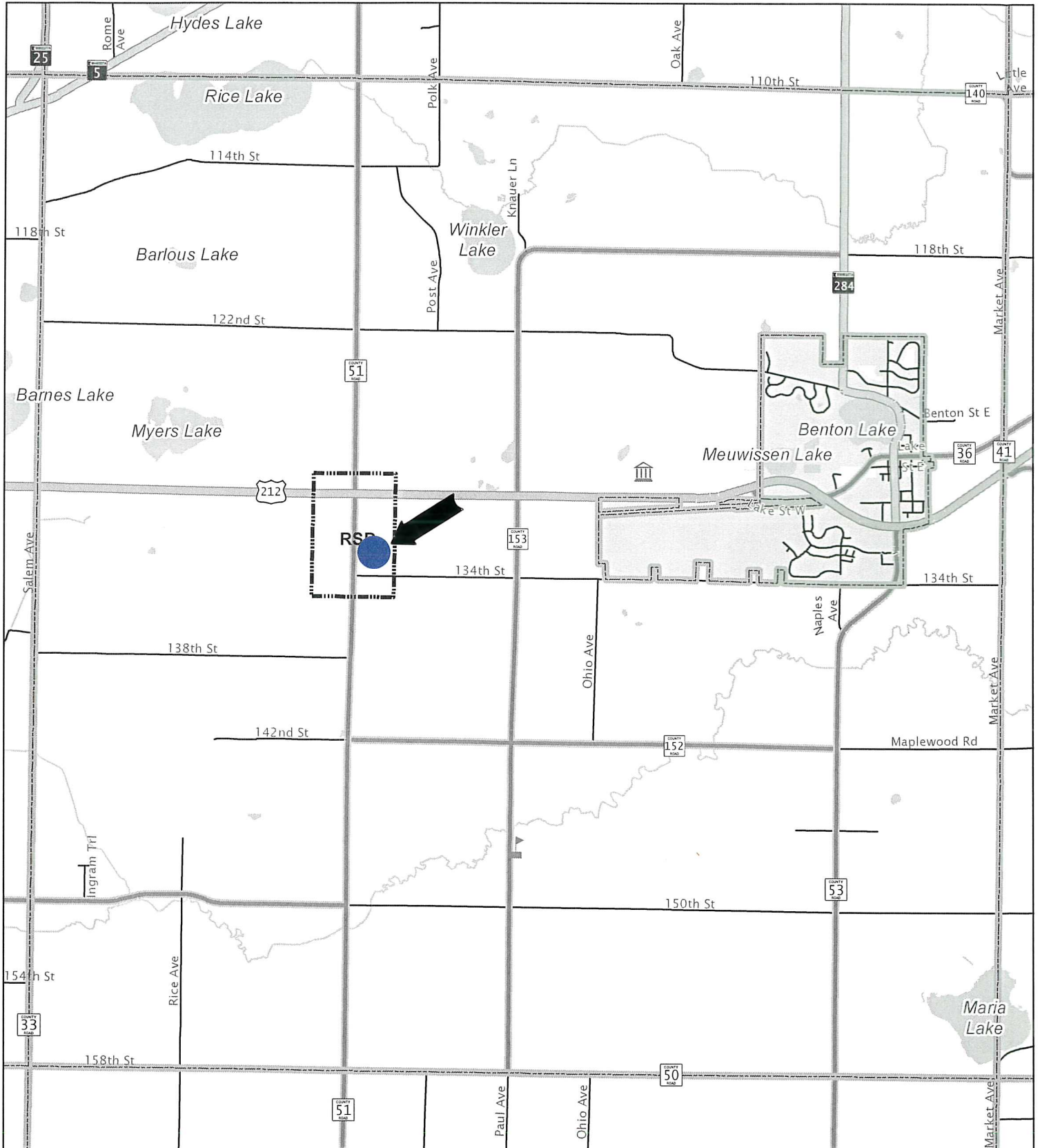
An order for the issuance of a CUP or IUP can be adopted only if all the following are found as fact. Any conditions imposed by the permit or actions required as part of the order shall be considered in making findings:

- (A) The conditional or interim use is permitted as a permitted conditional or interim use within the zoning district and meets all requirements of this chapter and any other county, regional, state, or federal laws, ordinances, rules, or regulations.
- (B) The conditional or interim use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
- (C) The establishment of a conditional or interim use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
- (D) The effects of the proposed use will not be detrimental to the health, safety, and welfare of Carver County or to the occupants of the immediate neighborhood.
- (E) That adequate utilities, access roads, drainage and other facilities have been or are being provided.
- (F) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use if these measures are applicable.
- (G) 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 if these measures are applicable.
- (H) The use or development conforms to the County Comprehensive Plan.
- (I) The use or development is compatible with the land uses in the neighborhood.
- (J) A public hearing was held pursuant to § [152.285](#) and M.S. § 394.26, as it may be amended from time to time.

OR

If the current application is denied, or is withdrawn, CUP #PZ20210013 for a Rural Service District Adaptive Re-use would remain in full force and effect. The existing use (K-Bid Auction Facility) runs with the land, regardless of the property ownership, unless the operator violates the terms and conditions (and subsequent action is taken).

BENTON TOWNSHIP



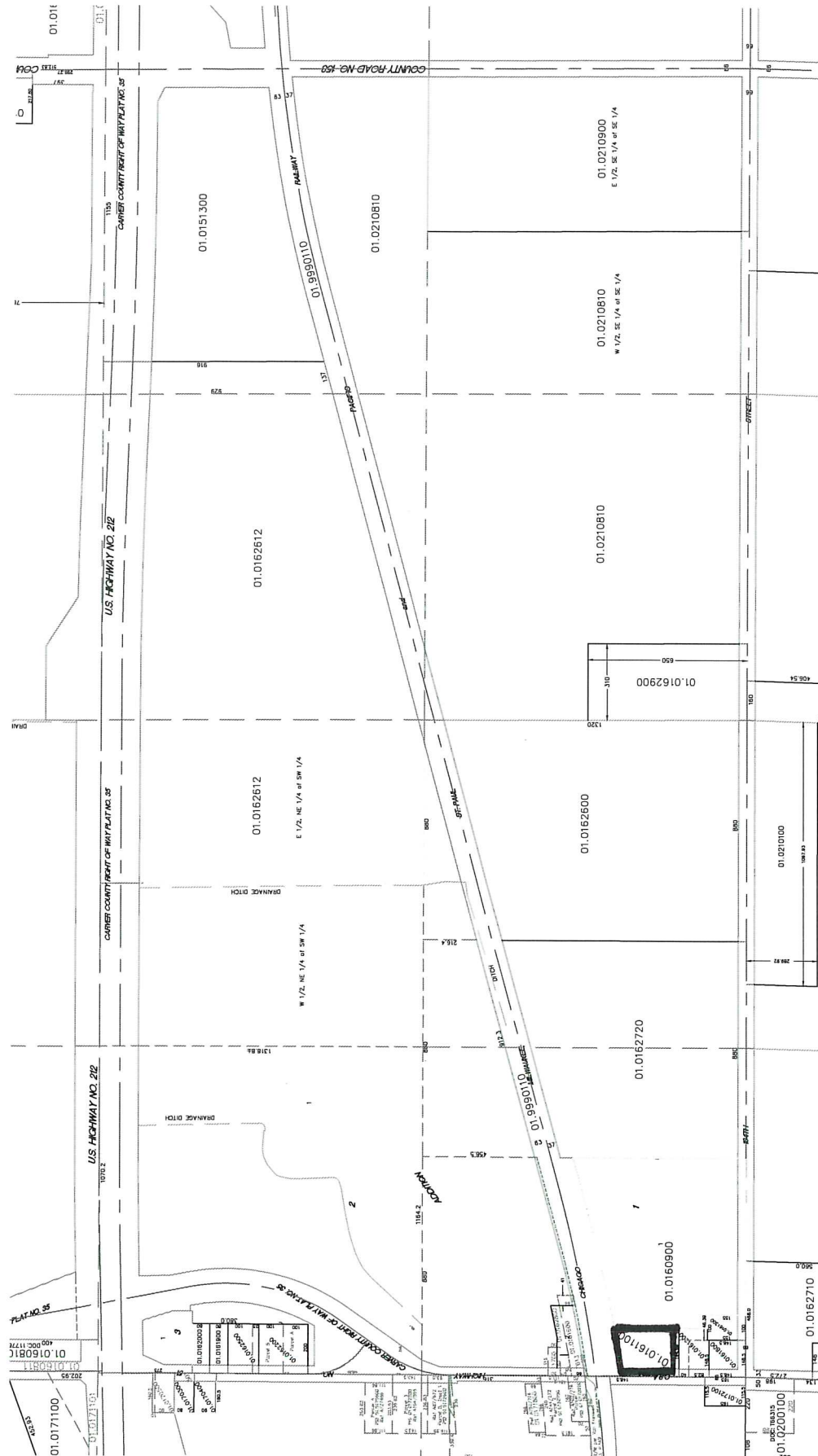
This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.



Map Created by Carver County GIS

S 1/2 SEC. 16, T.115, R.25

THIS IS NOT A LEGALLY RECORDED PLAT.
 IT IS A PRELIMINARY PLAT FOR INFORMATION ONLY.
 AS IT APPEARS IN THE CARVER COUNTY
 RECORDS, IT IS NOT TO BE USED FOR RECORDING
 PURPOSES. THE COUNTY ENGINEER AND AGENTS
 ARE NOT RESPONSIBLE FOR ANY
 INACCURACIES CONTAINED THEREIN.



10/8/2025

Erhard Properties LLC
13345 Co. Rd 51
Norwood, MN 55368
Owner: Steve Erhard
612-518-3526

After several years of K-Bid Auction the tenant has decided to retire. I would like to repurpose my building at 13345 Co. Rd 51 to a contractor's yard to accommodate Sage Equipment Rental. Pat, the new tenant, will be at the township and county meetings with me.

Thank you,
Steve Erhard

10/08/2025

Hello, my name is Patrick Fabish. I own Sage Equipment Rental & Sage Flooring, currently located in Waconia, operating in two separate locations.

Having the two locations can impose a challenge for us with loads of flooring coming to one spot, our rental customers going to another spot and myself not being able to be in both spots at once. That's where meeting Steve Erhard comes in. He has the location that will suit our needs for both companies.

Sage Flooring is a full-service flooring company that has offered sales and installation of all flooring types since 2006. We are a family owned and operated company with our showroom located in downtown Waconia, which will stay there. We won't have flooring customers coming to the property on County Road 51. Mr. Erhard's space will be where our installers come to get products for installs and where our products will be delivered. The hours of operation for this company are 7:30a-5:30p, Monday-Friday. The installers (2-3 people) will not be parking vehicles there as they take their vehicles home.

Sage Equipment Rental was started in 2019 and is a rental company that offers a variety of machines, most of which will be stored indoors. On occasion a machine may be left outside for a customer to pick up or after a customer has dropped it off, at which point we will put it inside. We do operate a snowplow side, as well. On a typical snowfall we will leave the property around 9p and won't return until 7a or 8a the next day, so little to no disruption. We also have two dump trucks that will operate out of Mr. Erhard's location. Typically, our drivers will be leaving around 6:30a and returning between 5:00p-7:00p. Myself can be in and out at various times during the day delivering equipment to our customers. 90% of our customers have us deliver, so very few will come to the property. We will have some trucks and trailers parked outside as detailed on the map.

Being able to occupy and use Mr. Erhard's space for both of my companies is going to be very beneficial to our growth and management. Having it all in one location is going to make things much easier for me to handle.

Thank you for your time.



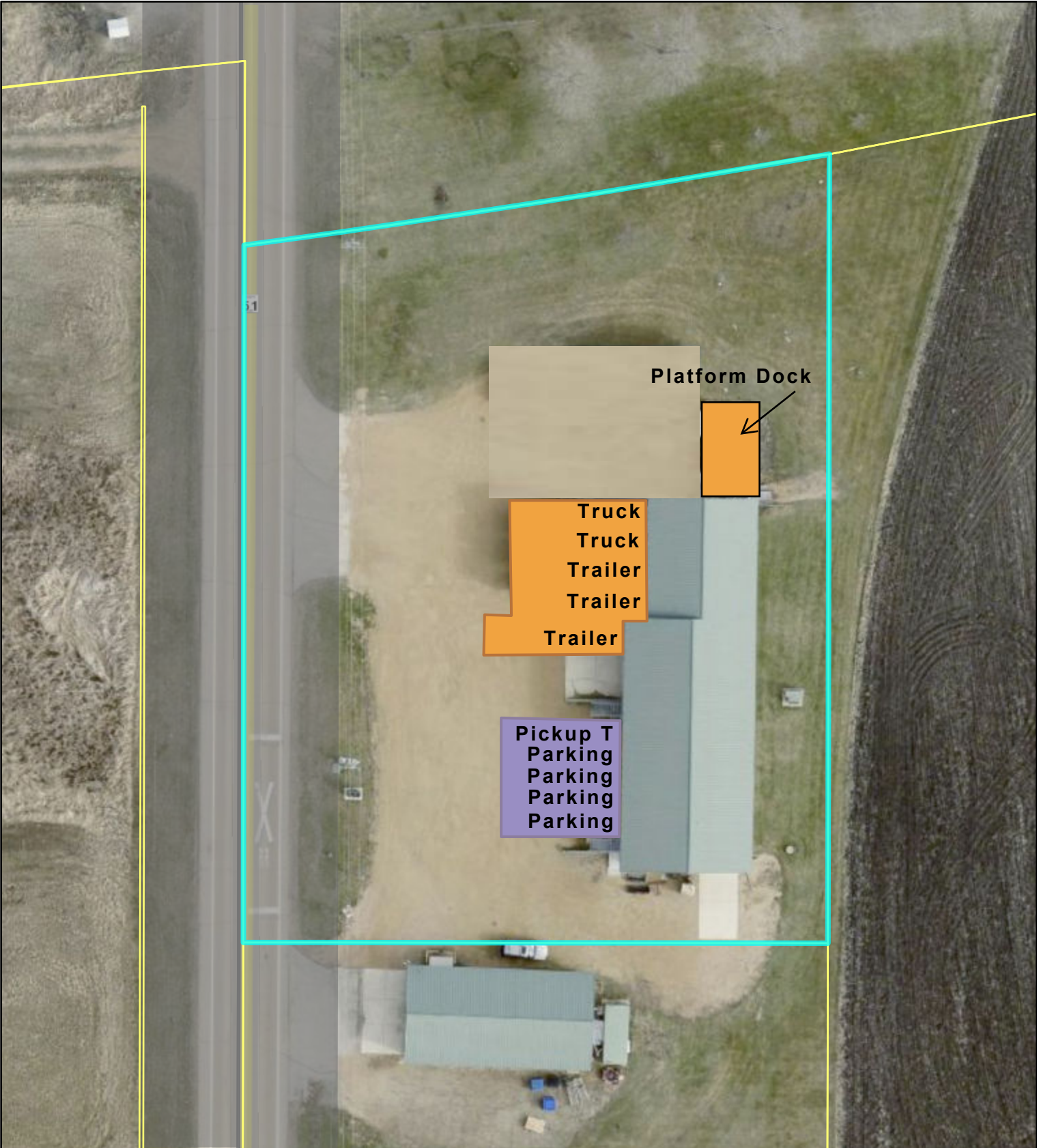
Patrick Fabish

President

Sage Flooring

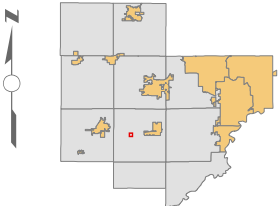
Sage Equipment Rental

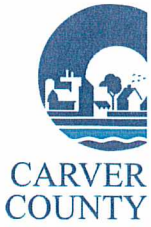
13345 CO RD 51 - OPERATIONAL AREA



Date: 10/29/2025

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Township Presentation & Recommendation Form

PARCEL #	01-016-1100	Permit #	PZ 20250048
Owner's Name:	Owner's Mailing Address:		
STEVEN + PAULETTE ERHARD	9380 Hwy 284		
City:	Owner State:	Owner Zip:	
WACONIA	MINN.	55387	
Applicant (if other than owner):	Site Address:		
	133.45 Co. Rd. 51, NORWOOD, MN. 55368		

Type of Request:	☒ CUP	☐ IUP	☐ Preliminary Plat	☐ Final Plat	☐ Variance	☐ Appeal
Description of Request:	CONDITIONAL USE PERMIT. ADAPTIVE REUSE OF RSB BUILDING					
Date of County Public Hearing:			Date of Township Meeting:	10/9/25		

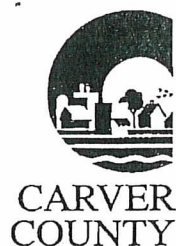
Actions:

Township Action Taken: ☒ Recommends approval and use of the Township Road (if applicable) with the following comments: ☐ Recommends denial for the following reasons: ☐ No recommendation, but will comment on the request at the Planning Commission or Board of Adjustment hearing:	We recommend approval with Co. Staff recommendations
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****Important:** I understand that I must appear at the Town Board meeting to present my request and obtain their recommendation prior to appearing before the County Planning Commission or Board of Adjustment.

Signature of Applicant	Date 10/9/25
SIGNED per Chris Commers (Jm) Signature of Township Official	Date 10/9/25

317708



COUNTY OF CARVER
State of Minnesota

FILE #: PZ20210013
PROPERTY OWNER: Steven & Paulette Erhard
APPLICANT: Steven Erhard
SITE ADDRESS: 13345 County Road 51, 55368
PERMIT TYPE: Adaptive Re-Use of an Existing Building in an RSD
PURSUANT TO: County Code, Chapter 152, Section 152.097 (B)
LEGAL DESCRIPTION: See attached Exhibit "A"
PARCEL #: 01-016-1100

Drafted by } Land Management
Return to } Land Management

CONDITIONAL USE PERMIT #PZ20210013

PLANNING COMMISSION RESOLUTION #: 21-05

ORDER #: PZ20210013

DATE ISSUED: May 4, 2021

This permit is issued for property legally described on the attached Exhibit "A", pursuant to Chapter 152 of the Carver County Code.

THE ADAPTIVE REUSE ACTIVITY (K-BID ONLINE AUCTION FACILITY) IN THE BONGARDS RURAL SERVICE DISTRICT (RSD) IS AUTHORIZED BY COUNTY BOARD ORDER #PZ20210013, AS FOLLOWS:

IT IS HEREBY ORDERED THAT THE CARVER COUNTY ZONING ADMINISTRATOR SHALL ISSUE CONDITIONAL USE PERMIT #PZ20210013. THIS PERMIT IS ISSUED PURSUANT TO THE CARVER COUNTY CODE, SECTIONS 152.097 (B) FOR A K-BID ONLINE AUCTION FACILITY IN THE RURAL SERVICE DISTRICT ON PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A". THIS PERMIT WOULD TERMINATE AND SUPERSEDE CUP #PZ20040055 AND ANY OTHER PERMITS OR AMENDMENTS FOR AN RSD ACTIVITY ON THE PROPERTY, WHICH WOULD BE CONSIDERED NULL AND VOID. THE FOLLOWING CONDITIONS SHALL BE ATTACHED TO THE PERMIT:

1. The permit is subject to administrative review. A change in ownership, operations or operator shall be cause for the permit to be reviewed by Land Management for a determination as to whether an application for an amendment or similar consideration is necessary. Proposed owners and/or operators are encouraged to contact Land Management as early on in the timeline of the proposed change as possible.
2. The operation shall be substantially in accordance with the submitted operational plan and site plan (dated: 03/05/2021). These plans shall be attached to and become part of this permit. The hours of the operation shall typically conform to the hours of 9:00AM – 6:00PM (Monday-Friday) and 10:00AM – 4:00PM (Saturday).
3. Any grading and/or filling activity on the property shall be completed in accordance with the CCWMO Water Resource Management standards and the Wetland Conservation Act (WCA), if applicable. All site improvements shall be completed pursuant to Chapter 153 – Water Resource Management. Stormwater Management review and approvals are required prior to the issuance of construction and/or building permits.

4. The permittee shall comply with the road access requirements as determined by the applicable road authority.
5. All business-related trucks, equipment and supplies shall be stored within the approved operational area. Any expansion of the approved operational area shall constitute an expansion of the use and may require a review by Land Management for determination as to an amended Conditional Use Permit will be required.
6. The applicant shall incorporate the area immediately north of the existing building, as an outside storage area. This area shall not exceed 60' x 75' and shall be immediately adjacent to the existing building.
7. All buildings/structures utilized in conjunction with the proposed operation shall meet the requirements of the Minnesota State Building Code.
8. The permittee shall maintain a conforming Subsurface Sewage Treatment System pursuant to Chapter 52 of the Carver County Code to accommodate any restroom(s) and/or wastewater produced within the structure of the business operation.
9. Prior to the issuance of the CUP, the property owner shall provide, to the County's Environmental Services Department, the requested pumping records and contractor pumping agreement for the holding tank located on the subject parcel.
10. Parking along County Road 51, within the road right-of-way, or on property owned by the TC&W Railroad shall be prohibited.
11. Permittee shall submit a Certificate of Workers' Compensation Insurance and/or proper affidavit (stating that they do not have any employees) to the Land Management Department. The insurance or affidavit shall be maintained for the duration of the CUP.
12. If required, the Permittee shall complete and submit a Non-Generator's Acknowledgment or Hazardous Waste Generator's License to the Environmental Services Department within 30 days of the issuance of this conditional use permit. The acknowledgment or license shall be maintained for the duration of the CUP.
13. The permittee shall comply at all times with the County standards as detailed in Chapter 152 – Zoning Code and Chapter 154 – Sign Regulations. The permittee shall not exceed the allowed square footage of signage per property. No signage shall be allowed within the public road right-of-way.



Jason Mielke
Land Use Manager

THIS PERMIT IS NOT EFFECTIVE UNTIL SIGNED BY THE APPLICANT. FAILURE OF THE APPLICANT TO SIGN AND RETURN PERMIT WITHIN 90 DAYS OF THE BOARD'S ISSUANCE OF THE ORDER SHALL BE CAUSE FOR CANCELLATION OF THE PERMIT.

Applicant signature block

I HAVE READ THE ABOVE CONDITIONS AND AGREE TO FOLLOW THEM. I REALIZE THAT FAILURE TO ABIDE BY THE CONDITIONS IS A VIOLATION OF THE ZONING ORDINANCE. I AGREE THAT THE ZONING ADMINISTRATOR OR A DESIGNATED REPRESENTATIVE MAY ENTER UPON THE SUBJECT PROPERTY TO CHECK FOR COMPLIANCE OR FOR REVIEW PURPOSES. I ALSO UNDERSTAND THAT UNLESS SIGNIFICANT ACTION IS TAKEN PURSUANT TO THIS PERMIT WITHIN SIX (6) MONTHS OF THE ISSUANCE OF THE BOARD ORDER THE PERMIT SHALL AUTOMATICALLY BE NULL AND VOID. THE TIME PERIOD CAN BE EXTENDED ONLY BY ACTION OF THE COUNTY BOARD OF COMMISSIONERS. A PETITION FOR EXTENSION MUST BE SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE.

FAILURE OF THE APPLICANT TO SIGN AND RETURN THE PERMIT WITHIN 90 DAYS OF THE BOARD'S ISSUANCE OF THE ORDER SHALL BECAUSE FOR CANCELLATION OF THE PERMIT. I ALSO UNDERSTAND THAT THIS IS NOT A BUILDING PERMIT AND THAT OTHER PERMITS MAY BE REQUIRED.



Steven Erhard (Property Owner)

5/14/21

Date

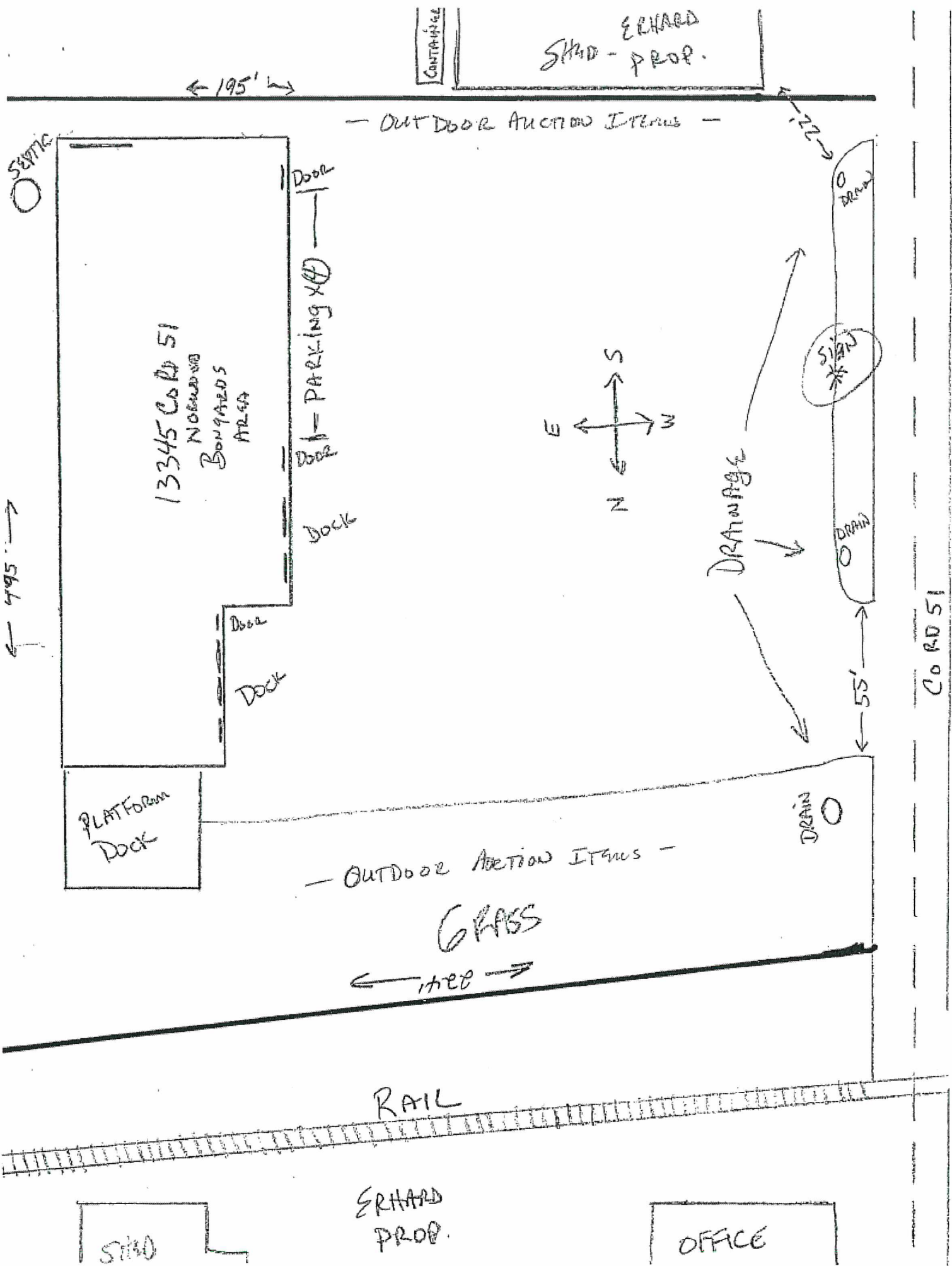


EXHIBIT "A" – LEGAL DESCRIPTION

PID NUMBER: 01-016-1100

File# PZ2025048

APPLICANT: Patrick Fabish

OWNER: Steven M Erhard Revocable Trust

Beginning at a point on the West line of the Southwest Quarter of Section 16, Township 115, Range 25 West, Carver County, Minnesota, which point is 494.5 feet North of the Southwest corner of said Southwest Quarter, the same being on the Southerly right-of-way line of the railroad; thence South along said West line of said Southwest Quarter, a distance of 223.5 feet to a point; thence running East and parallel to the South line of said Southwest Quarter, a distance of 194.89 feet to a point; thence Northerly and parallel to the West line of said Southwest Quarter to the point of intersection with the Southerly right-of-way line of the said railroad; thence Southwesterly along the said right-of-way to the point of beginning and there ending.

AND

That part of the West 194.89 feet of the Southwest Quarter of the Southwest Quarter of Section 16, Township 115, Range 25, Carver County, Minnesota, that lies North of the South 271.00 feet thereof and South of a line that is parallel with the South line of said Southwest Quarter of the Southwest Quarter drawn East from a point on the West line of said Southwest Quarter of the Southwest Quarter, distant 223.50 feet South from the intersection with said West line and the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad.

COUNTY OF CARVER
PUBLIC SERVICES DIVISION
Department of Land Management

November 7, 2025

TO: Carver County Planning Commission & Waconia Town Board

FROM: The Land Management Department

SUBJECT: Application for a Conditional Use Permit (Commercial Kennel)

FILE #: PZ20250049

APPLICANTS: Laura Zimmerman and Douglas Pritchard

OWNER: GLE LLC

SITE ADDRESS: 13950 Hwy 5, NYA, 55397

PERMIT TYPE: Commercial Kennel

PURSUANT TO: Carver County Code Section 152.079 (C)(4)

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL #: 09-510-0080

BACKGROUND:

1. GLE LLC (Lyle Braun) owns a 3.55-acre parcel located in the South Half (S½) of Section 31, Waconia Township. The property is currently the site of dog boarding and dog day care facility owned by the applicants Laura Zimmerman and Douglas Pritchard. The property is improved with a commercial building of approximately 11,400 square feet, a fenced, enclosed area of about 6,500 square feet, and an accompanying parking lot. The remainder of the lot consists of a portion of agricultural production farm field and tree lines. The property is part of the Hydes Lake Shores Subdivision (Lot 1, Block 2) Plat from 1994, and is located in the Agricultural Zoning District, Shoreland Overlay District (Rice Lake) and the Carver County Water Management Organization (CCWMO) - Carver Creek watershed.
2. Prior to the applicants Laura Zimmerman and Doug Pritchard receiving a commercial kennel Conditional Use Permit (CUP) to operate their Carver Canines business at this property (#PZ20230039), they obtained a variance (V-#PZ20230028) to operate a commercial kennel from a parcel less than the required 5-acre size, on a property without a single-family dwelling for the owner to occupy and homestead. This also allowed for an operational area to be located within the 1,000-foot setback from a neighboring residence and within ½-mile of 12 neighboring residences. In 1997, a variance (V-10632) was also granted to install a monument sign with greater square footage than otherwise allowed.
3. The applicant is requesting a CUP amendment to expand the operations. They seek to operate a commercial kennel to board up to 100 dogs for daily and overnight stays, expand the outside enclosed exercise areas, extend the operating hours from 6:00 AM to 10:00 PM, and increase the allowable number of employees to 30. The CUP request is pursuant to Section 152.079 (C)(4) of the Carver County Code, which reads as follows:

§ 152.079 CONDITIONAL USES—ACTIVITIES CENTERED AROUND A HOME OR A HOME/FARM COMBINATION.

(A) Minimum criteria for issuance of permit:

- (1) Minimum five-acre lot size; unless another size is specified under a particular provision;
- (2) Sewage can be managed in accordance with Chapter 52 of this code of ordinances;
- (3) Land is not subject to the land use restrictions of an AG preserve covenant;
- (4) The activity shall be located on a hard surfaced (blacktop or concrete) road unless written approval for location on a township road is given by the affected township or townships. The town board may condition its approval of access to a gravel road on agreements with the applicant regarding dust control, maintenance, or similar issues. The terms of the agreement shall be such that the agreement is in force so long as the permit is in effect;
- (5) There is a single-family home on the parcel occupied as a homestead by a principal of the activity; or a single-

family home will be constructed or homesteaded before the CUP for the activity is issued;

- (6) The scale and operational characteristics of the proposed activity shall be such that it can be operated on the proposed site and within the current levels of support services and infrastructure. Activities that will have service needs—traffic capacity or roads, waste disposal or management, fire or police protection, sewage disposal—that will exceed those available in the area should locate in municipalities where the services are available.

(B) Minimum conditions:

- (1) Permit shall be subject to administrative review or compliance review as set by the permit. A change in ownership, operations or operator shall be cause for the permit to be reviewed to determine whether an application for an amendment or similar consideration is necessary.
- (2) The activity must operate in conformance with the approved site plan and operational plan and other provisions of this chapter. The operational plan and site plan shall become part of the permit.
- (3) Outside storage is prohibited unless the storage area is adequately screened from nearby roads and residences.
- (4) The operational plan and site plan shall become part of the permit.
- (5) The applicant must submit a copy of workers' compensation insurance or sign an affidavit stating that he or she will not have any employees.
- (6) All buildings utilized by the operation must meet the State Building Code.

(C) Activities.

- (4) Commercial kennels under the following conditions:
 - (a) The facility is 1,000 feet from any residence except that of the owner and a minimum of ½-mile from ten or more homes existing prior to application for a permit under this provision;
 - (b) An appropriate manure and waste treatment system shall be provided for the kennel operation;
 - (c) Confinement and shelter are provided through the use of fences and structures.

STAFF ANALYSIS:

1. Carver Canines received a CUP to operate the dog boarding and day care business in 2023. The permit allowed operating hours of Monday – Friday 7:00 AM – 7:00 PM and weekends (Saturday, Sunday) 7:00 AM – 6:00 PM. The operations plan listed a maximum of 17 employees plus two owners, with a maximum of five staff and a minimum of one staff member for the overnight shift. The maximum number of boarded dogs is currently 50, with an estimated daily range of 20 to 50 dogs. The outdoor fenced area for dog exercise is about 6,500 square feet in area, consisting of two distinct areas, though one fenced area was not constructed.
2. The applicants' submitted narrative dated October 21, 2025, requests an expansion of operations in the form of increasing the outdoor fenced exercise area by about 10,000 square feet to a total of about 16,500 square feet, increasing the maximum number of boarded dogs to 100, increasing the maximum number of employees to 30, and expanding the operating hours in which clients can drop off and pick up dogs to 6:00 AM to 10:00 PM daily.
3. The submitted site plan dated October 24, 2025, shows the existing property improvements and proposed fenced area expansion, which include the approximately 11,400 square foot building, a parking area with both asphalt and gravel surfaces, and driveways leading to Hwy 5 and Rome Avenue. The survey also shows two proposed areas, enclosing an approximate total of about 16,500-square foot area for outside dog-run areas surfaced with artificial grass. The exercise area in front of the structure, permitted by the 2023 CUP, is included in this proposal. There are two indoor play areas.

The applicants note that even at maximum capacity, the outdoor play areas are approximately one-quarter the size of the area recommended by Pet Industry Association. The submitted fence detail exhibit dated October 21, 2025, shows an eight-foot-tall chain link fence with white privacy slats to render it opaque. The applicants note that outdoor dogs are supervised and there is a protocols in place to minimize barking. The applicants' letter states that the fenced area expansion complies with the 2023 variance condition to not encroach any closer to the nearest neighboring house to the southeast. There is no proposed expansion to the existing building.

4. Regarding the expansion of dog capacity to 100 dogs, the applicants state the reasons for the expansion are to:
 - i. *“Retain quality employees (we need to generate more income so we can increase pay rates for our employees).*
 - ii. *Keep up with demand (during busy travel times of the year we have had to decline many requests due to our capacity being so little – spring breaks, MEA breaks and holidays).*
 - iii. *Maintain a profitable business and position ourselves to grow with the community.”*
5. The applicants’ letter describes, *“Carver Canines currently has 18 employees plus 2 owners (20 total). With the increase in capacity, we will look to hire between 5-10 more staff (bringing the total to 25-30).”* The narrative includes a staffing schedule where about five employees would be present during the expected morning and afternoon/evening peak pickup and drop-off times and 1-2 employees overnight. *“Carver Canines will staff 24/7 for quality care and safety reasons.”*
6. As a rationale for extending the public operating hours to 6:00 AM to 10:00 PM daily, the narrative offers, *“We would like the option to allow early/late drop-offs and pick-ups for customers. We have had customers occasionally request this based on their schedule or special circumstances.”*
7. In addition, the applicants’ submitted narrative describes the improvements made to the operation to respond to Waconia Township recommendations when they reviewed the existing CUP. The Township recommended *“sound attenuation be installed in the building.”* Carver Canines reports, *“The two warehouses attached to the building where the dogs are kept have been completely finished, to include using insulation throughout that helps with outdoor sound reduction.”* (Staff review of the 2024 building permit shows that Carver Canines added fiberglass blown and batt insulation with additional steel added to the existing walls of the warehouse space. The submitted floor plan dated January 3, 2024, from that building permit shows the current interior room configuration. The Township recommended Rome Avenue as the main access for vehicles to reach the business. Carver Canines’ response is that, *“Customers have been advised to use the Rome Ave access instead of turning directly into the parking lot off Highway 5, especially during high traffic times and dangerous weather conditions for safety reasons.”* Shortly after the 2023 permit was issued, the property owner added gravel to improve that driveway.
8. The applicants’ letter states that expected number of vehicles visiting the property per day will be *“in the range of 10 at peak times, 45 per day maximum. The total estimated number of vehicles in and out will be in the range of 100 per day.”* Further, the letter reports that *“As recommended by the Waconia Township Board, traffic to and from the facility will be via Rome Avenue rather than Highway 5 as the main access to the facility since there is a left turn lane and bypass lane for entry onto eastbound Highway 5. Customers will pull up to the entrance to the facility and transfer their dogs via a Sally Port which is already a purposed-built feature of the facility.”* MN Department of Transportation’s 2024 vehicle counts show an average about 4,500 vehicles pass by the property per day. The Parking Plan dated October 3, 2023, shows the 19-space parking lot. There is no proposed expansion of the parking area.
9. The submitted narrative states that Lyle Braun, the current owner of the property, *“Will be personally involved in Applicant’s ongoing business operations. Mr. Braun’s cell phone number has always been linked to the location, and anybody can call if they have issues with the Applicant’s operations. (Carver Canines has been operating out of this location since March 15, 2024, with no complaints).”*
10. Signage on the property currently consists of a 32 square-foot monument sign in the front of the building. There is no proposed change in the signage.
11. The proposed commercial kennel is located on property in the Shoreland Overlay District, and the proposed use complies with the requirements set forth in zoning code sections 152.108 and 152.135. With the granting of variance PZ20230028 and review of the submitted CUP materials, the proposal appears to meet the commercial kennel standards of the Zoning Code.
12. Regarding dog waste management, the applicants plan to continue to use a garbage service provider rather than the septic system for waste removal.

13. Lori Brinkman, Senior Environmentalist with Carver County Environmental Services, reviewed the application materials and in an email October 29, 2025, stated:

“During the initial year of operation, Carver Canines submitted water use data from a water meter installed inside the facility in accordance with the operating permit issued February 23, 2024. Readings from May through December 2024 showed average water use at 110 gallons per day which is below the average flow that the mound septic system is designed to support. Water use estimates for staff from their recently submitted operational plan are 234 gallons per day which remains below the allowable 420 gallons per day. They are not in compliance with their operating permit for failure to submit wastewater strength analysis from the facility.”

Ms. Brinkman reported to staff that the water samples were collected on November 4, 2025, and sent to the lab for analysis. The lab results were not available at the time this staff report was completed.

14. Abigail Ernst, Water Resources Program Analyst with the Carver County Water Management Organization, reviewed the application and in an email dated November 5, 2025, stated:

“The current impervious surface on site is approximately 22,000sf. The proposed expansion is adding approximately 10,000sf. The CCWMO stormwater treatment requirement is triggered at one acre of impervious, for this site. If in the future the site surpasses one acre of impervious, the owner will be required to treat all impervious on site. Artificial turf is considered impervious surface. Following the expansion, the applicant should complete a survey of the impervious and submit it to the Land Management Department so that there is a record of the impervious on site in case further work is proposed.”

15. Taylor Huinker, Department of Natural Resources (DNR) Area Hydrologist, reviewed the application, and in an email dated October 29, 2025, reported that she had no comments.
16. The Minnesota Department of Transportation (MNDOT), the road authority for Hwy 5, was sent the application materials for review. As of the time of the writing of this staff report, no response had been received.
17. The Waconia Town Board reviewed and recommended approval of the request at their October 13, 2025, Town Board meeting with the following comment: *“Recommend approval changes to CUP as described in narrative presented to the Township.”*

BOARD CONSIDERATION:

If the Planning Commission recommends approval of the CUP application for a commercial kennel expansion on the parcel legally described in Exhibit A, the previous commercial kennel CUP (#PZ20230039) and any other prior CUP's or amendments, would be terminated upon final approval (and recording) of the new CUP #PZ20250049 for a commercial kennel. The following conditions should be considered part of the permit:

1. The permit is subject to administrative review. A change in ownership, operations or operator shall be cause for the permit to be reviewed by Land Management for a determination as to whether an application for an amendment or similar consideration is necessary. Proposed owners and/or operators are encouraged to contact Land Management as early in the timeline of the proposed change as possible.
2. The commercial kennel shall operate in accordance with the operational plan (dated: October 21, 2025), site plan (dated: October 24, 2025), fencing detail exhibit (dated October 6, 2025), Building Floor Plan (dated January 3, 2024), and parking plan (dated October 3, 2023). These plans shall be attached to and become part of this permit. This request only allows for up to a total of 100 dogs and a maximum staff capacity of 30 persons (workers and owners), the use of the existing building, surrounding area for outdoor (fenced) play areas shown in the site plan, and vehicle parking/access as part of the activity. Changes in the use of existing building or the construction of a new building(s) or any plans to enlarge the facility in the future, would require the applicant to apply and receive a new Conditional Use Permit.

3. The Permittee shall comply with all conditions specified in Variance #PZ20230028 and Variance #10632 regarding the operation of the commercial kennel, operational area location, and property signage.
4. The existing building shall not be improved to the extent that the improvements constitute a dwelling, as defined by the MN Building Code and/or the County Building Official's determination, unless a Building Eligibility is transferred to the parcel and all proper building and Subsurface Sewage Treatment System (SSTS) permits are obtained.
5. The facility would be open to the public daily 6:00AM – 10:00PM and otherwise only in the case of a veterinary emergency. All drop-offs and pick-ups will be limited to the public hours of operation. Changes to the months, days and/or hours of operation would require the submittal of a new CUP application.
6. Any grading and/or filling activity on the property shall be completed in accordance with the Carver County Water Management Organization (CCWMO) and the Wetland Conservation Act (WCA), if applicable. Any site improvements shall be completed pursuant to Chapter 153 – Water Resource Management. Stormwater Management review and approvals are required prior to the issuance of construction and/or building permits. The permittee shall comply with all Carver County Shoreland Regulations.
7. The Permittee shall comply with the road authority's (Rome Avenue - Waconia Township AND Hwy 5 - MnDOT) access requirements, improvements and/or standards, if applicable. Parking along Township and County rights-of-way shall be prohibited.
8. The Permittee shall submit Certificate of Workers' Compensation Insurance to the Land Management Department annually when there are additional employees beyond the owner/operator. The insurance shall be maintained for the duration of the CUP.
9. The Permittee shall always comply with the County standards as detailed in Chapter 152 – Zoning Code, Chapter 154 – Sign Regulations, Chapter 52 - Subsurface Sewage Treatment System (SSTS) regulations, Chapter 54 – Feedlot regulations, MN State Building Code requirements, and all other applicable local, state, and federal regulations.

OR

If the Planning Commission recommends denial of the permit application, the deficiencies found in Section 152.251 (Required Findings) of the Carver County Zoning Code, should be referenced, as follows:

§ 152.251 REQUIRED FINDINGS.

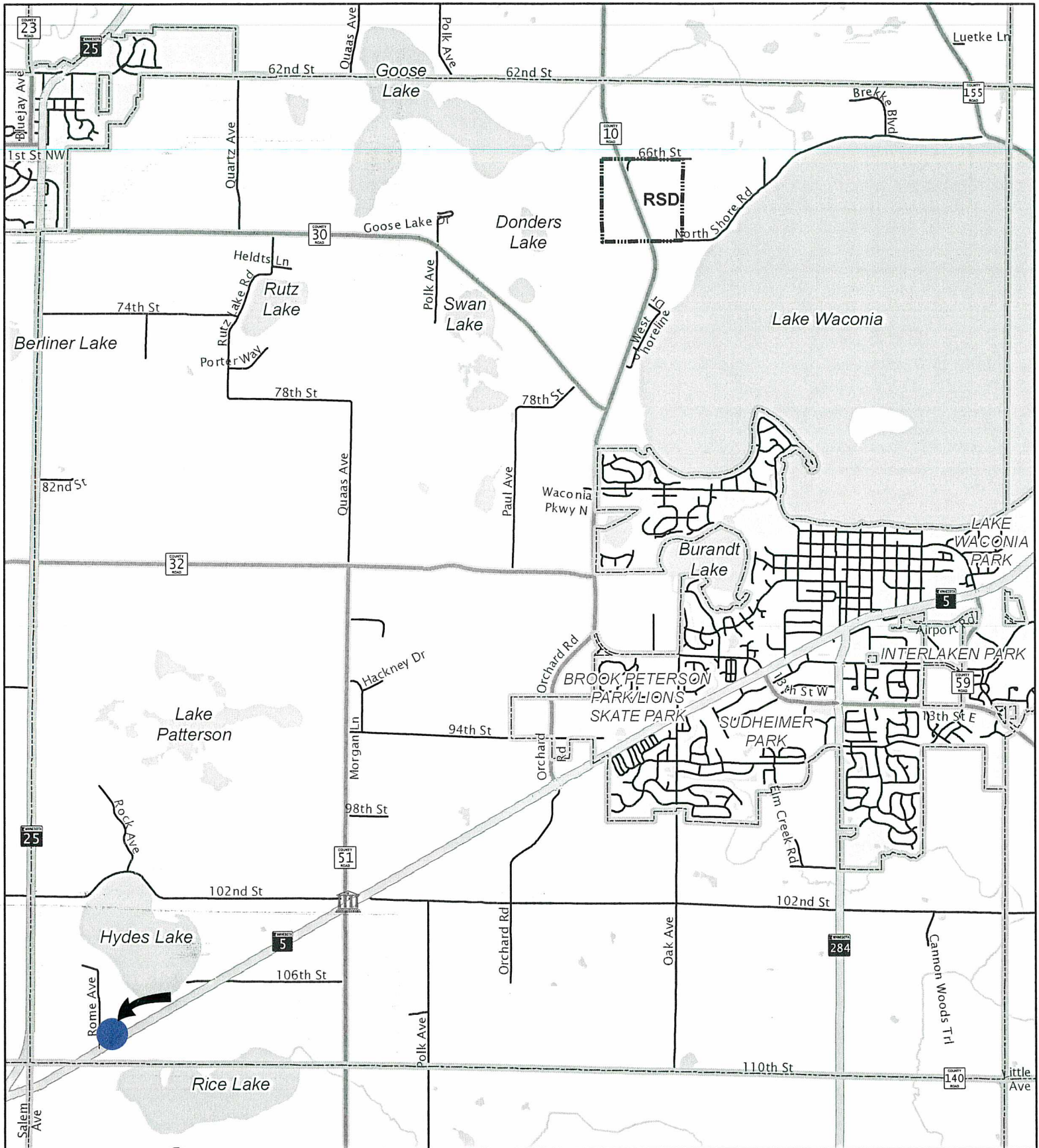
An order for the issuance of a CUP or IUP can be adopted only if all the following are found as fact. Any conditions imposed by the permit or actions required as part of the order shall be considered in making findings:

- (A) The conditional or interim use is permitted as a permitted conditional or interim use within the zoning district, and meets all requirements of this chapter and any other county, regional, state, or federal laws, ordinances, rules or regulations.
- (B) The conditional or interim use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
- (C) The establishment of a conditional or interim use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
- (D) The effects of the proposed use will not be detrimental to the health, safety and welfare of Carver County or to the occupants of the immediate neighborhood.
- (E) That adequate utilities, access roads, drainage and other facilities have been or are being provided.
- (F) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use if these measures are applicable.
- (G) 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 if these measures are applicable.
- (H) The use or development conforms to the County Comprehensive Plan.
- (I) The use or development is compatible with the land uses in the neighborhood.
- (J) A public hearing was held pursuant to § [152.285](#) and M.S. § 394.26, as it may be amended from time to time.

OR

If the current application is denied, or is withdrawn, the commercial kennel CUP (#PZ20230039) would remain in full force and effect. The existing use (dog boarding and dog day care) runs with the land, regardless of the property ownership, unless the operator violates the terms and conditions (and subsequent action is taken).

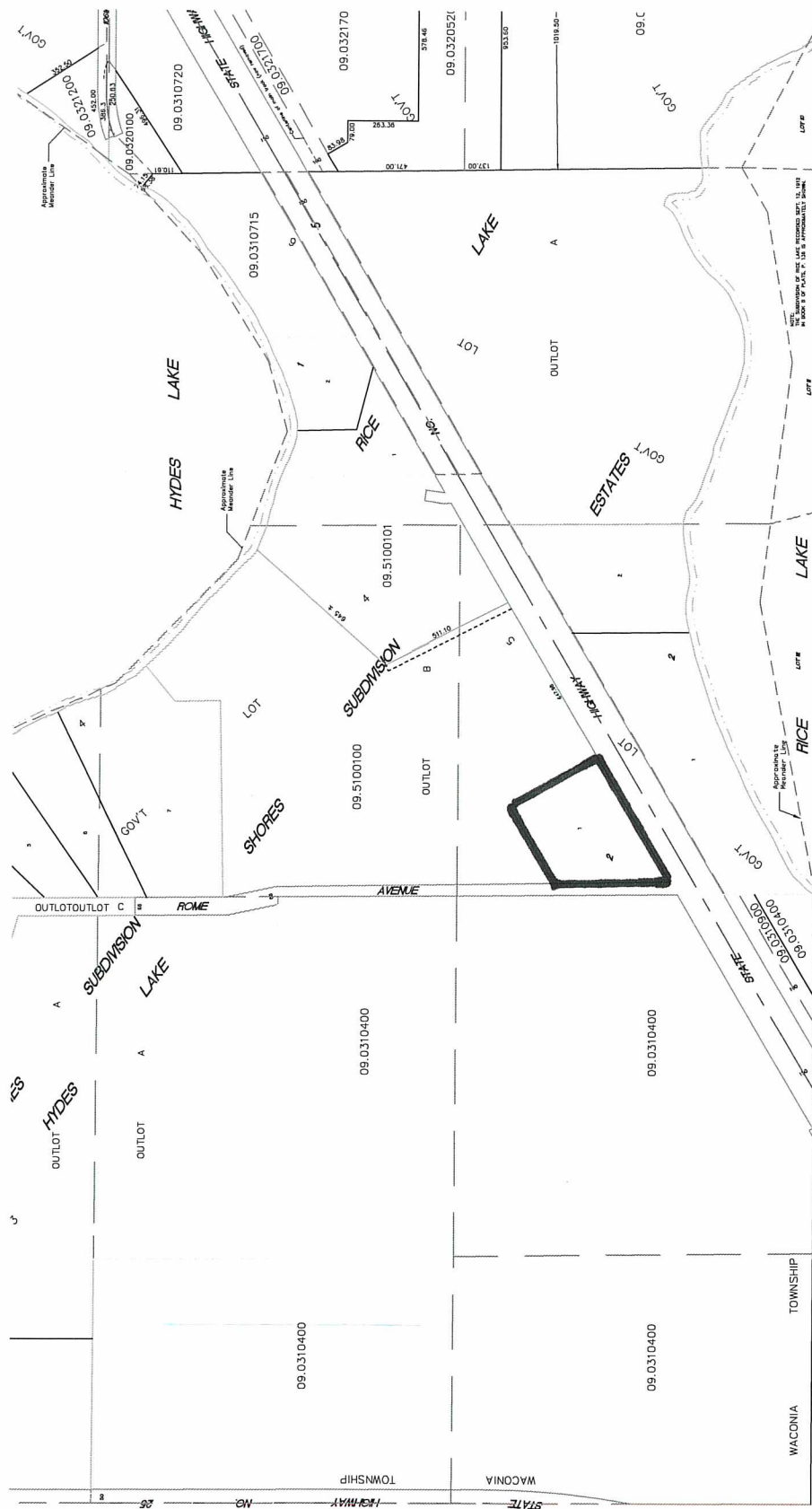
WACONIA TOWNSHIP



This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.



THIS IS NOT A LEGALLY RECORDED PLAT.
THIS MAP IS A COMPILATION OF RECORDS
AS THEY APPEAR IN THE CARVER COUNTY
OFFICES AND OTHER SOURCES. THIS MAP
IS ONLY TO BE USED FOR REFERENCE
PURPOSES. THE COUNTY AND ITS AGENTS
ARE NOT RESPONSIBLE FOR ANY
INACCURACIES CONTAINED THEREIN.





13950 HWY 5

Norwood Young America, MN 55397

October 21st, 2025

Carver County Planning Commission

600 East 4th Street, Chaska, MN 55318

Re: Request for amendments to Conditional Use Permit #PZ20230039

Dear Members of the Carver County Planning Commission and Staff,

Applicant Carver Canines LLC respectfully requests the Planning Commission issue a Conditional Use Permit pursuant to Carver County Zoning Code section 152.079 (C)(4) (conditional uses – activities centered around a home or a home/farm combination) to allow the property located at 13950 Highway 5, Norwood Young America 55397 to be used as a Commercial Dog Kennel and grant the following amendments to Conditional Use Permit #PZ20230039:

1. Enlarge outdoor play area that was included in the original site plan, as well as add a third outdoor play area in anticipation for business growth.
 - a. Our variance (PZ20230028) states that the “approved operational area shall not be located closer than 420’ from the neighboring residence.” This was a variance that was granted to the property to operate the business. We plan to stay in compliance with this. Neither one of these additional outdoor operational areas will be in violation of this variance condition.
2. Increase our capacity from 50 dogs to 100.
 - a. We need to be able to accommodate more dogs for several reasons:
 - i. Retain quality employees (we need to generate more income so we can increase pay rates for our employees).
 - ii. Keep up with demand (during busy travel times of the year we have had to decline many requests due to our capacity being so little – spring breaks, MEA breaks and holidays).
 - iii. Maintain a profitable business and position ourselves to grow with the community.

3. Carver Canines currently has 18 employees plus 2 owners (20 total). With the increase in capacity we will look to hire between 5-10 more staff (bringing the total to 25-30).
4. Extend our hours of operation from 7:00AM-7:00PM to 6:00AM-10:00PM daily.
 - a. Our current CUP states, “the facility would be open to the public Monday-Sunday 7:00AM-7:00PM and otherwise only in the case of a veterinary emergency. The use of outside exercise fenced areas for dogs is limited to the hours in which the facility is open to the public.”
 - i. We would like the option to allow early/late drop-offs and pick-ups for customers. We have had customers occasionally request this based on their schedule or special circumstances.

Addressing Township Board Comments

The Waconia Township Board included the following comments in their original CUP PZ20230039 recommendation:

1. “Applicant should consider screening trees on the South and West sides of the property.”
 - a. A nearby resident uses the West side of the property for their own personal farming. We decided to let the individual continue to farm on that land instead of planting trees in order to minimize impact on nearby residents. We feel there is adequate tree coverage on the property to serve the purpose of visual/auditory barriers. We have received no notice of complaints from surrounding neighbors regarding the operation of our kennel.
2. “That sound attenuation be installed in the building.”
 - a. The two warehouses attached to the building where the dogs are kept have been completely finished, to include using insulation throughout that helps with outdoor sound reduction.
3. “Applicant should consider using Rome Ave rather than Highway 5 as the main access to the facility since there is a left turn lane and bypass lane for entry onto eastbound Highway 5.”
 - a. Customers have been advised to use the Rome Ave access instead of turning directly into the parking lot off Highway 5, especially during high traffic times and dangerous weather conditions for safety reasons.

Proposed Use

There will be no change to the proposed use of the property, it will continue to be used as a canine daycare and boarding facility. The facility will continue to operate 24/7. We are requesting that the Conditional Use Permit allow us to change our current capacity of 50 dogs, to 100 dogs. We are also requesting a change in business hours from 7:00AM-7:00PM daily to 6:00AM-10:00PM daily. All drop-offs and pick-ups will be limited to these hours. Lastly, we are requesting to enlarge the second outdoor play area that was included in our original site plan, as well as add a third outdoor play area.

Proposed Use Plan

We believe that the number of customers per day will be in the range of 10 vehicles at peak times, 45 vehicles per day maximum. Assuming an average of 10 staff including the owners (1 vehicle), the total estimated number of trips in and out will be in the range of 100 vehicles per day.

As recommended by the Waconia Township Board, traffic to and from the facility will be via Rome Avenue rather than Highway 5 as the main access to the facility since there is a left turn lane and bypass lane for entry onto eastbound Highway 5. Customers will pull up to the entrance to the facility and transfer their dogs via a Sally Port which is already a purposed built feature of the facility.

The Sally Port provides a confined space for Carver Canines employees to transfer each dog from the car to and from the interior of the facility. Dogs will be leashed at all times. The process will be reversed during pick up. Space within the facility parking area is configured to efficiently manage dog unloading and loading.

Carver Canines currently has 18 employees plus 2 owners (20 total). With the increase in capacity we will look to hire between 5-10 more staff (bringing the total to 25-30). Projected daily staffing is as follows:

1st Shift: 6:30AM – 3:00PM (3-5 staff)

Mid Shift: 10:00AM – 6:00PM (1 staff)

2nd Shift: 2:30PM – 10:00PM (3-5 staff)

3rd Shift: 9:30PM – 7:00AM (1-2 staff)

Please note that most boarding facilities do not have overnight staff. Carver Canines will staff 24/7 for quality care and safety reasons.

There is adequate on-site parking for the 5 staff and owners who may be present from time to time during the first, mid and second shifts.

Applicant is proposing to increase capacity of dogs for this CUP from a maximum of 50 dogs which can be boarded daily, to 100. The estimated daily range will be 30-60 dogs and at peak times of the year 100. This remains a highly conservative use of the space. The current facility comprises 11,400 sq ft of indoor space. The facility currently has 2 indoor play spaces for dogs as well as 1 outdoor play yard.

According to the PIAA (Pet Industry Association) Standards and Guidelines for Best Practice Boarding Facilities/Establishments and Doggy Day Care Centers the minimum floor area for 100 dogs is 3,854 sq ft.

Carver Canines currently has 6,500 sq ft of outdoor play space which is all one consecutive yard. Carver Canines is proposing adding 2 more play yards for an additional 10,000 sq ft of outdoor play space for a total of about 16,500 square feet. We plan to surround the additional play space with an 8-foot tall opaque fence. We have provided an illustration of what the fence will look like. In the

front of the building, the fence will comply with the 125-foot structure setback from the Hwy. 5 centerline.

The expanded area will allow us to accommodate having more groups of dogs out at a single time instead of constantly having to rotate dogs in and out based on their play group and sharing one yard between multiple groups of dogs. The proposed outdoor play spaces will be in compliance with the variance previously granted on the existing CUP. We will also not be removing any existing trees that currently provide soundproofing.

All dogs will be supervised. When outside, barking is addressed with reasonable dispatch. If a dog is barking, there is always a reason. Applicant's approach is to address the reason to stop the barking. Does the dog want to come in? We bring it in. Does the dog want another dog to engage, but the other dog isn't interested? We move the dog to a different group. Does the dog need water? We make sure the bowls are full. Does the dog want a toy that's out of reach? We get the toy. Applicant currently cares for several dogs which the owners know are very vocal. These dogs have owner-supplied bark collars to control outdoor barking. Applicant also uses a spray bottle of water to discourage barking. These methods seem to work well. Applicant will continue to use both with individual dog owner's consent.

Appropriate waste treatment system

Applicants plan to continue to use the garbage service provider already in place for dog waste removal rather than relying on the facility's present septic system.

Confinement and Shelter

Applicant has already followed the Township Board's recommendation to insulate interior spaces to dampen barking sounds.

Applicant requests to enlarge the outdoor play space from one yard to three different yards. For better management and to minimize noise, Applicant will divide the dogs into three groups. Large dogs will use the existing yard, small dogs will use a different play yard and senior dogs/"keep separate" dogs will use the third.

External Signage

The facility currently has a 4x8 foot (32 sq ft) sign perpendicular to Highway 5. There is currently a variance for approving an oversized sign with a size not to exceed 48 sq ft (Variance #10632 dated April 2, 1997). There will be no change to the current signage.

Further Considerations

Lyle Braun, the current owner of the facility will be personally involved in Applicant's ongoing business operations. Mr. Braun's cell phone number has always been linked to the location and anybody can call if they have issues with the Applicant's operations. (Carver Canines has been operating out of this location since March 15, 2024 with no complaints).

On October 13, 2025 Carver Canines met with the Waconia Township Board and they have endorsed Applicant's CUP request to include the above mentioned amendments.

Sincerely,

Carver Canines LLC

Laura Zimmerman and Douglas Pritchard

Carver Canines Site Plan

SURVEY NOTES

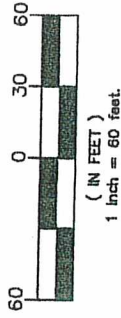
1. A title opinion was not furnished to the surveyor.
2. The address of the property is 13950 MN-5, Norwood Young America, MN

BENCHMARK

Benchmarks:

MNDOT Monument "1002 AC" (Datum NAVD88 2007 ADJ)
LOCATED AT THE NE QUADRANT OF ROME AVE AND MN HWY 5 AS
SHOWN ON THE SURVEY

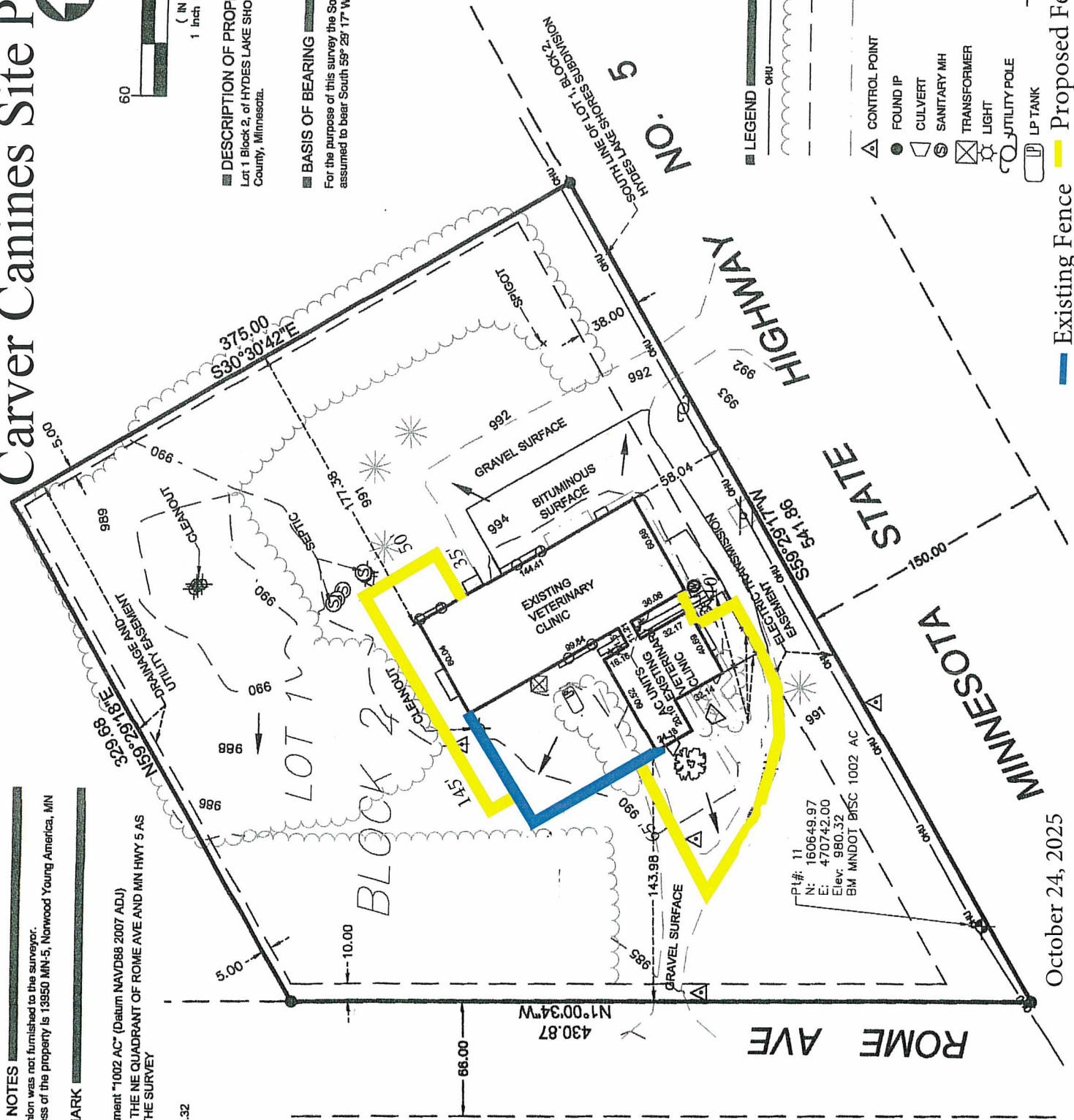
BM Elev.= 980.32



DESCRIPTION OF PROPERTY SURVEYED
Lot 1 Block 2, of HYDES LAKE SHORES SUBDIVISION, CARVER
County, Minnesota.

BASIS OF BEARING

For the purpose of this survey the South line of Lot 1 Block 2, is
assumed to bear South 59° 29' 17" West.



- LEGEND**
- OVERHEAD UTILITY
 - TREE LINE
 - MAJOR CONTOUR INTERVAL
 - MINOR CONTOUR INTERVAL
 - LANDSCAPE EDGE
 - CONTROL POINT
 - FOUND IP
 - CULVERT
 - SANITARY MH
 - TRANSFORMER
 - LIGHT
 - UTILITY POLE
 - LP TANK
 - WELL
 - BOLLARD
 - SIGN
 - FLAGPOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - DRAINAGE

October 24, 2025

Existing Fence (8' - tall)

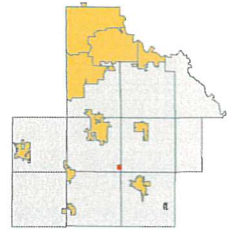
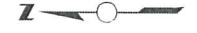
Proposed Fence (8' - tall)

CARVER CANINES PARKING PLAN

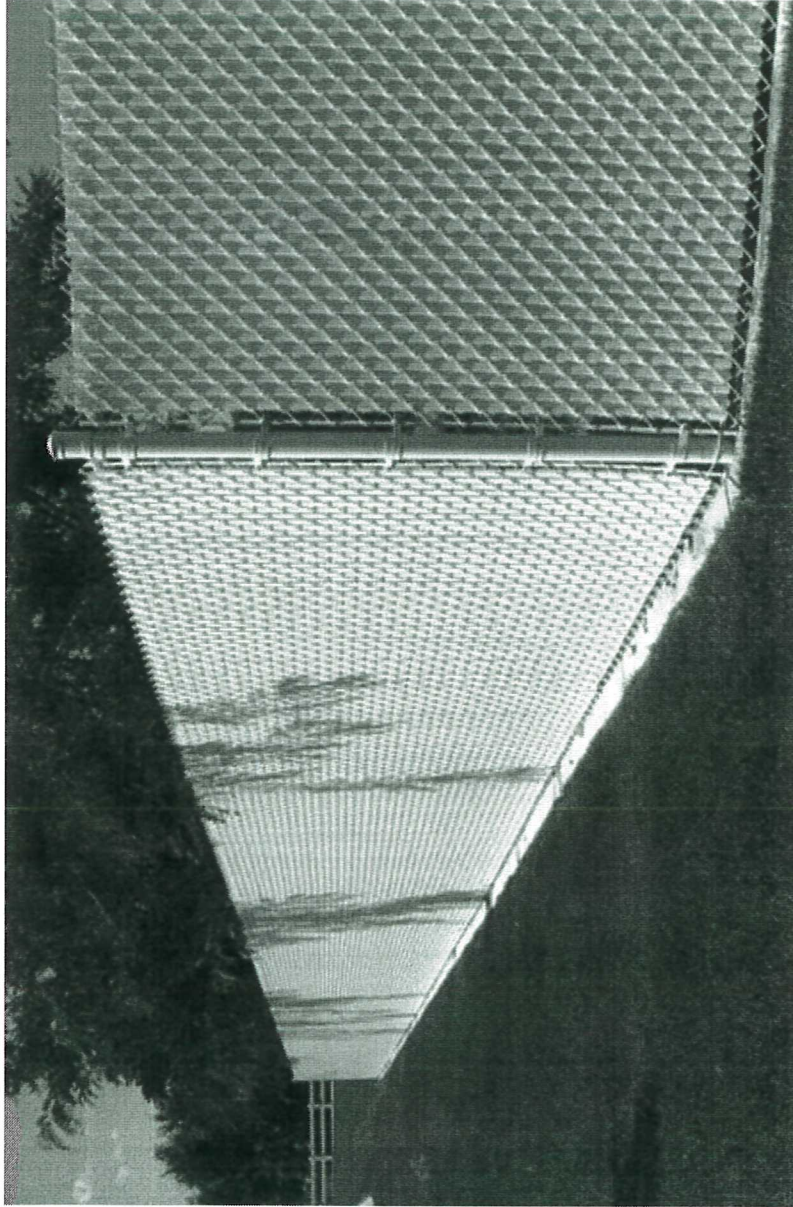


Date: 10/3/2023

This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.



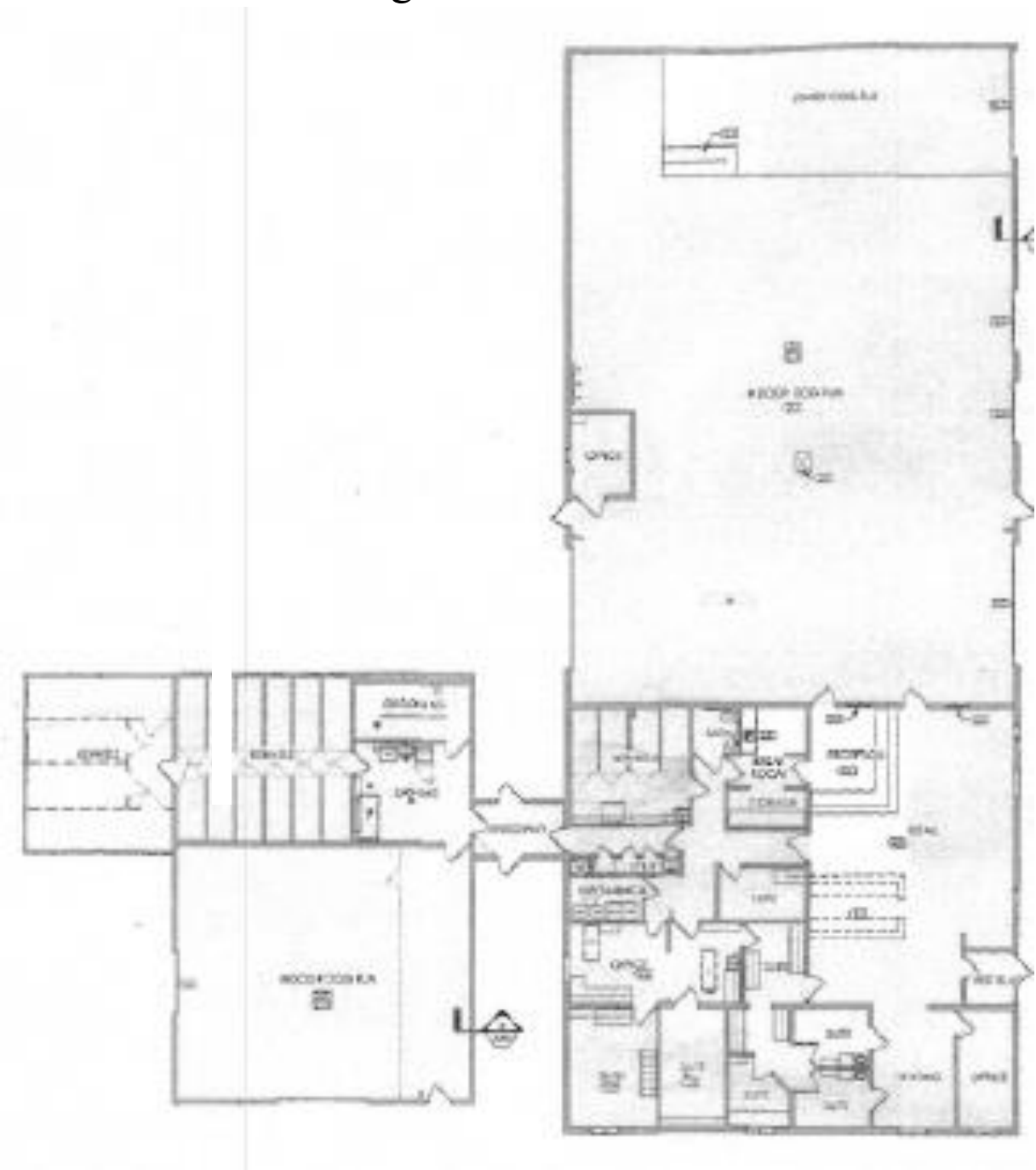
Fence Detail



CHAINLINK
PENNY
&

Oct. 6, 2025

Carver Canines Bldg. Floor Plan



January 3, 2024



Township Presentation & Recommendation Form

PARCEL # 09-510-0080	Permit # R720250049
Owner's Name: Lyle Braun	Owner's Mailing Address: 15795 102nd St.
City: NYA	Owner State: MN
	Owner Zip: 55397
Applicant (if other than owner): Laura Zimmerman	Site Address: 13950 HWY 5, NYA, MN 55397

Type of Request: ☒ CUP ☐ IUP ☐ Preliminary Plat ☐ Final Plat ☐ Variance ☐ Appeal
Description of Request: Enlarge outdoor play area Increase capacity to 100 Extend hours of operation
Date of County Public Hearing: 11/18/25 Date of Township Meeting: 10/13/25

Actions:

Township Action Taken:

- ☒ Recommends approval and use of the Township Road (if applicable) with the following comments:
- ☐ Recommends denial for the following reasons:
- ☐ No recommendation, but will comment on the request at the Planning Commission or Board of Adjustment hearing:

Recommend approval of changes to CUP as described in narrative presented to the township.

****Important:** I understand that I must appear at the Town Board meeting to present my request and obtain their recommendation prior to appearing before the County Planning Commission or Board of Adjustment.

[Signature]

Signature of Applicant

Date 10/13/25

[Signature]

Signature of Township Official

Date 10/13/25



**CARVER
COUNTY**

COUNTY OF CARVER
State of Minnesota

FILE #: PZ20230028

APPLICANT: Laura Zimmerman and Douglas Pritchard

PROPERTY OWNER: GLE LLC

SITE ADDRESS: 13950 Hwy 5 NYA, MN 55397

VARIANCE TYPE: Commercial Kennel Setbacks, Reduced Lot Size, Homestead Requirement

PURSUANT TO: County Code Section 152.079 (A)(1) & (5); (C)(4)(a)

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL #: 09-510-0080

Drafted by: Land Management
Return to: Land Management

BOARD OF ADJUSTMENT FINDINGS OF FACT AND ORDER

A public hearing was held on this matter on August 2, 2023, by the Carver County Board of Adjustment. Upon the evidence presented at said hearing by the applicant and other persons named and all the files, records, and proceedings herein, the Board makes the following:

FINDINGS OF FACT

1. Laura Zimmerman and Douglas Pritchard currently operate a commercial kennel (Carver Canines) from a property in the City of Cologne. They are seeking to relocate the business to a property owned by GLE LLC in Waconia Township. The property is an approximate 3.55-acre parcel located in the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 31, Waconia Township. The parcel is improved with an existing commercial building of approximately 11,400 square feet and a parking lot. As a veterinary clinic and feed store the property was granted Conditional Use Permit PZ20020009 for a farm-related business. The property is part of the Hydes Lake Shores Subdivision (Lot 1, Block 2) Plat from 1994, and is located in the Agricultural Zoning District, Shoreland Overlay District (Rice Lake) and the Carver County Water Management Organization (CCWMO) - Carver Creek watershed.
2. The applicants, Laura Zimmerman and Doug Pritchard, are requesting variances from the Zoning Code which would allow them to apply for a Conditional Use Permit (CUP) to operate a commercial dog kennel. The proposed commercial kennel would operate from a 3.5-acre parcel (where 5 acres is the minimum), on a property without a single-family dwelling for the owner to occupy and homestead, located within the 1,000-foot setback from a neighboring residence (approximately 420 feet), and within ¼-mile of 12 neighboring residences (where 9 is the maximum number), as required by the Zoning Code; therefore, variances have been requested pursuant to Sections 152.079 (A)(1), (A)(5) and (C)(4)(a) of the Zoning Code.
3. The existing CUP for the property (#PZ20020009), which permitted a veterinary clinic and feed supply store as a farm-related business, allowed for a business with 5 full-time and 3 part-time employees and a total of 59.5 operating hours per week. The owner was a veterinarian who conducted house calls for his patients. The CUP was issued under Ordinance 32S, Section 3.0305. The standards for a farm-related business at that time did not include a minimum lot size requirement. The Zoning Code did require a residence to be occupied and homesteaded by the business owner, but it was a relatively new requirement. The CUP subsection included this exception for businesses that became non-conforming with the adoption of Ordinance 32S: "Permitted operations, existing on March 21, 2000, shall not be

restricted by this provision..." Hence, the 2002 CUP did not require the owner to live on the property. The veterinary clinic and feed store was originally permitted by CUP #8219, issued in 1990. In 1997, Variance #10632 was issued to allow for the construction of a 48 square foot sign for the business.

4. The applicants' letter (dated June 26, 2023) describes the requested variances and presents reasons for the Board to grant them. The narrative notes that a previous CUP issued to the property, implying "the Board of Commissioners already made a finding with respect to the lot size in the 2002 Order." The narrative mentions that the property size was created by a 1994 plat that was not initiated by the applicants, thus a pre-existing condition. The narrative asserts that since the "current buildings will physically remain as they have been for the past 21 years," then the lot-size variance will not alter the essential character of the locality. Jim King, CFO of WellHaven Pet Health that currently leases the property, stated: "[t]his place was clearly built with boarding and overnight kenneling in mind. It has much larger boarding spaces than the rest of our clinics and is set away from dense populated areas which lends to boarding. Wellhaven does not kennel dogs overnight but believes that the former owner did." The narrative states that there is no additional adjacent land for purchase to increase the size of the lot.
5. The narrative addresses the homesteaded owner requirement, stating: "Requiring a single-family house on the Property would materially contradict the findings and ruling set forth in the 2002 Order." The letter states the absence of single-family house will not alter the essential character of the locality and "building a house would involve substantial disruption to Applicant's business plan and require a change to the Applicant's personal living situation." Furthermore, in relation to the proximity of one neighboring home built in 1993 within 1,000 feet of the proposed kennel, the narrative notes that the subject property's use of "housing of small domestic type pets/animals" allowed by the 1990 CUP, predates the construction of the house, implying that the veterinary clinic and supply store qualifies for protection as a nonconforming use and structure as found in Section 159.009 of the Zoning Code. Similarly, the narrative states that the houses in one half-mile proximity "are due to circumstances unique to the Property, a situation not created by the Applicant. The buildings and primary usage of the facility to house small domestic type pets/animals, predates all but four of the affected uses as well as the enactment of the current Zoning Code." The narrative repeats the assertion that the subject property's "buildings were lawfully existing when the Zoning Code was enacted, such that they qualify as permitted nonconforming uses and structures under section 152.009." Finally, the narrative notes the Waconia Township Board recommendation of approval and the letter of support from the Karen Hallquist, City of Norwood Young America's Economic and Community Development Director.
6. The narrative describes the proposed use and operating standards. The applicants propose "a canine daycare and boarding facility. The facility will operate 24/7. Proposed business hours are: 7:00AM – 7:00PM Monday through Friday. 7:00AM – 6:00PM Saturday and Sunday." The estimated average number of customers is about 25 per day, with 10 customers on the site at peak times. Carver Canines proposes a total of 17 employees, plus two owners at this facility, with a maximum of 5 staff during the largest shift. One staff member will work overnight. "Carver Canine will staff 24/7 for quality care and safety reasons." The proposed maximum number of boarded dogs is 50, with an estimated daily range from 20 to 50 dogs. Fenced outdoor play areas are proposed at the rear and front of the building. "For better management and to minimize noise, Applicant will divide the dogs into 3 groups. Small dogs will use the current fenced in area. Large dogs will be outside in the back, split into two areas based on the number of dogs and the general situation."
7. The submitted survey (dated July 6, 2023) shows the existing property improvements, which include the approximately 11,400 square foot building, a parking area with both asphalt and gravel surfaces, and driveways leading to Hwy. 25 and Rome Avenue. The survey also shows two proposed fences, enclosing an approximate 6,800-square foot area, which the narrative identifies as outside dog-run areas. There is no proposed expansion of the existing building. The applicants also submitted a Property Exhibit (dated July 6, 2023) which shows the area surrounding the subject property with dimensions from the proposed kennel operational area to neighboring residences.
8. The granting of the variance would not be in conflict with the intent of the Comprehensive Plan. The Comprehensive Plan's County Policy LU-19 recognizes that certain non-agricultural / non-residential uses are appropriate and even essential in the rural area. At the public hearing it was noted by a member of the Board and residents that there are a scarcity of kennel operations in the County – currently seven are permitted by CUP's.

9. The granting of the variance is in harmony with the general purpose and intent of the official control. The official controls pertaining to the request is the separation distance of 1,000 feet from the operational area to any residence not on the same property and a maximum number of residences within a half-mile radius, as well as a minimum lot size. These standards involve physical distances that enforce a buffer area around a commercial kennel for the reason that this type of land use creates noise that is atypical to an agricultural area. At the public hearing the applicants and residents noted that the subject property is surrounded by trees, access is from a County, not local, road, and the applicants provided a letter of support from the neighbor nearest the proposed kennel location.
10. The variance request is consistent with the intent of the Zoning Code to have home-based businesses. The requirement for business owners to reside within a dwelling on the property in which the business operates was established by County Board action in 2000 that excluded existing businesses. The existing commercial structure without an accompanying dwelling, in which the applicants seek to re-locate their businesses, was originally permitted by a 1990 CUP.
11. The neighborhood is comprised of large agricultural uses, home-based commercial uses, a community solar garden, and several small acreage residences. This request would not cause a substantial change in the physical character of the neighborhood, nor would it have a negative impact on government services.
12. The granting of the variance would not materially or adversely affect the safety of persons residing or working in the area adjacent to the property. The granting of the variance may have an impact on nearby neighbors due to the number and consistent overnight boarding of dogs, however the applicants and current neighbors of Carver Canines offered public testimony that the business's unique methods of kennel management differs from standard kennel operating procedures and they expect dog barking to be kept to a minimum.
13. The applicants would be required to apply for a Commercial Kennel CUP pursuant to the Zoning Code on a lot under 5 acres in size, on a property without a single-family residence for the owner to homestead, within 1,000 feet of a neighboring residence, and within a ½ mile of more than 9 residences not on the subject property. The site plan of the kennel operation would be reviewed by the Planning Commission as part of a CUP request. The conditions of the CUP would address the specific requirements for the project. If the CUP is denied, the variance would be considered null and void.
14. Land Management staff received letters of support for the variance from Jazzlen and Zachary Newell (dated July 18, 2023), Jodene Diedrich (dated July 18, 2023), Karen Halquist, City of NYA (dated May 1, 2023), Michelle Rotell (dated July 26, 2023), Jon Horman (dated August 2, 2023), Beth and Tim Peterson (dated June 13, 2023), Rob and Diane Miller (dated June 20, 2023), John Kittleson (dated June 14, 2023), Mary Reynolds (dated June 14, 2023), and Bob and Nancy Kaczewoski (dated June 14, 2023). Letters opposing the request were received from Shannon and Mike Lovich (dated July 15, 2023), Gail Voller (July 17, 2023), Mary Teborg (dated July 28, 2023), Matt Bergmann (dated August 2, 2023), and "Anonymous Neighbor" (dated August 2, 2023).
15. This application was reviewed by Jacob McLain of Carver County Environmental Services and in an email dated July 24, 2023, stated: "Per Carver County Zoning Code 152.122, before any permit or variance is issued for a property with an SSTS located in shoreland area a compliance inspection must be completed. If the variance requests are approved and there is a CUP application, we will have to look at the design flow for the new operation to see if it meets the current design capacity of the septic system."
16. MN DNR and MN Department of Transportation reviewed the variance application and in emails (both dated July 16, 2023) stated that they had no comments.
17. The Waconia Town Board has reviewed the variance requests and recommended approval at their June 12, 2023, Town Board meeting. The Town Board did not ask for any conditions to be attached to their recommendation.
18. The Board of Adjustment has considered all the factors required by Section 152.215 of the Carver County Code and by a motion-to-approve vote of 5 to 1 finds that the grounds for a variance are hereby satisfied.

ORDER # PZ20230028

IT IS HEREBY ORDERED: That the application of Laura Zimmerman and Douglas Pritchard for a variance to locate a commercial kennel on a 3.5-acre parcel, on a property without a single-family dwelling for the owner to occupy and homestead, on a property located within the 1,000-foot setback from a neighboring residence, and within ½-mile of 12 neighboring residences pursuant to Sections 152.079 (A)(1) & (5); (C)(4)(a) of the Carver County Zoning Code, for property legally described on the attached Exhibit "A", is hereby **approved** with the following conditions:

1. Prior to the commencement of the proposed Commercial Kennel business operation, the permittee shall obtain the required Conditional Use Permit and applicable building permit(s). All work shall be done in accordance with the submitted plan. The business activity shall meet all other requirements of the Carver County Zoning Code and other Carver County Code of Ordinances, if applicable. If the Conditional Use Permit request were to be denied by the County Board, this variance request shall be considered null and void.
2. If the future CUP application is approved, the approved operational area shall not be located closer than 420' from the neighboring residence.

Gerald Bruner
Gerald Bruner (Aug 8, 2023 07:18 CDT)

Gerald Bruner, Chairman
Carver County Board of Adjustment

08/08/23

Date

IF ANY WORK OR ACTION, AS PERMITTED BY THIS ORDER IS NOT COMPLETED WITHIN ONE YEAR OF THE ISSUANCE OF THIS ORDER, THEN THIS ORDER SHALL BECOME NULL AND VOID UNLESS AN EXTENSION OF TIME IN WHICH TO COMPLETE THE WORK IS GRANTED BY THE BOARD OF ADJUSTMENT.

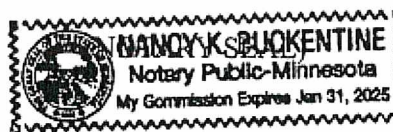
State of Minnesota

County of Carver

I certify that the foregoing document, BOARD OF ADJUSTMENT FINDINGS OF FACT AND ORDER, dated August 2, 2023, and containing five (5) pages, is a true and correct copy of an electronic document bearing one or more electronic signatures this 8th day of August 2023.

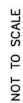
Nancy K. Buckentine
Nancy K. Buckentine

Signature of Notary Public





1. The purpose of this sheet is to show approximate locations of homesteads to the subject property. Dimensions are shown to the nearest approximate foot.



PROPERTY EXHIBIT

PROJECT
CARVER CANINES

LOCATION
13950 MN-5, Norwood
Young America, MN

#	DATE	REVISION
1	06/05/23	ADD DISTANCES
2	06/06/23	PROPOSED FENCE
3	06/19/23	DIMENSION TO BLDG
4	07/06/23	DIMENSIONS TO BLDG

I HEREBY CERTIFY THAT THIS PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SCOTT ALWIN
DATE 6/1/2023
REGISTRATION NUMBER 52528

DRAWN BY	CHECKED BY
SCA	CMH
DATE	PROJECT #
6.01.23	2023-090

SHEET NUMBER

2 OF 2





**COUNTY OF CARVER
State of Minnesota**

FILE #: PZ20230039
APPLICANTS: Laura Zimmerman and Douglas Pritchard
OWNER: GLE LLC
SITE ADDRESS: 13950 Hwy. 5, NYA, 55397
PERMIT TYPE: Commercial Kennel
PURSUANT TO: Carver County Code Section 152.079 (C)(4)
LEGAL DESCRIPTION: See attached Exhibit "A"
PARCEL #: 09-510-0080

Drafted by: Land Management
Return to: Land Management

CONDITIONAL USE PERMIT #PZ20230039

PLANNING COMMISSION RESOLUTION #: 23-16

ORDER #: PZ20230039

DATE ISSUED: November 14, 2023

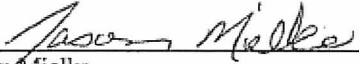
This permit is issued for property legally described on the attached Exhibit "A", pursuant to Chapter 152 of the Carver County Code.

THE COMMERCIAL KENNEL IS AUTHORIZED BY COUNTY BOARD ORDER #PZ20230039, AS FOLLOWS:

IT IS HEREBY ORDERED THAT THE CARVER COUNTY ZONING ADMINISTRATOR SHALL ISSUE CONDITIONAL USE PERMIT #PZ20230039. THIS PERMIT IS ISSUED PURSUANT TO THE CARVER COUNTY ZONING CODE, SECTIONS 152.079 (C)(4) FOR A COMMERCIAL KENNEL ON PROPERTY DESCRIBED IN EXHIBIT "A" OF THE PERMIT APPLICATION. THE PREVIOUS CUP (#PZ2002009 AND ANY OTHER PRIOR PERMITS, AMENDMENTS OR RENEWALS FOR A FARM RELATED BUSINESS), WOULD BE TERMINATED UPON FINAL APPROVAL (AND RECORDING) OF THE NEW CUP #PZ20230039. THE FOLLOWING CONDITIONS SHOULD BE ATTACHED TO THE PERMIT:

1. The permit is subject to administrative review. A change in ownership, operations or operator shall be cause for the permit to be reviewed by Land Management for a determination as to whether an application for an amendment or similar consideration is necessary. Proposed owners and/or operators are encouraged to contact Land Management as early on in the timeline of the proposed change as possible.
2. The Commercial Kennel shall operate in accordance with the operational plan (dated: September 21, 2023), site plan (dated: July 6, 2023), a wooden fence option shown in the Fence Options document (dated September 27, 2023), Facility Floor Plan Sketch (dated September 21, 2023), and parking plan (dated October 3, 2023). These plans shall be attached to and become part of this permit. This Commercial Kennel request only allows for up to a total of 50 dogs, the use of the existing building, immediate surrounding area for outdoor (fenced) play areas, and vehicle parking/access as part of the activity. Changes in the use of existing building or the construction of a new building(s) or any plans to enlarge the facility in the future, would require the applicant to apply and receive a new Conditional Use Permit.

3. The existing building shall not be improved to the extent that the improvements constitute a dwelling, as defined by the MN Building Code and/or the County Building Official's determination, unless a Building Eligibility is transferred to the parcel and all proper building and SSTS permits are obtained.
4. The facility would be open to the public Monday – Sunday 7:00AM – 7:00PM and otherwise only in the case of a veterinary emergency. The use of the outside exercise fenced areas for dogs is limited to the hours in which the facility is open to the public. All drop-offs and pick-ups will be limited to the public hours of operation. Changes to the months, days and/or hours of operation would require the submittal of a new CUP application.
5. The Permittee shall comply with the road authority's (Rome Avenue - Waconia Township and Hwy 5 – Minnesota Department of Transportation - MnDOT) access requirements, improvements and/or standards, if applicable. Parking along Township and County rights-of-way shall be prohibited. If access via Rome Avenue is required by MNDOT, the Permittee shall comply with the recommendation conditions stated by the Waconia Township Board at their August 28, 2023.
6. Any grading and/or filling activity on the property shall be completed in accordance with the Carver County Water Management Organization (CCWMO) and the Wetland Conservation Act (WCA), if applicable. Any site improvements shall be completed pursuant to Chapter 153 – Water Resource Management. Stormwater Management review and approvals are required prior to the issuance of construction and/or building permits. The permittee shall comply with all Carver County Shoreland Regulations.
7. The Permittee shall submit Certificate of Workers' Compensation Insurance to the Land Management Department annually when there are additional employees beyond the owner/operator. The insurance shall be maintained for the duration of the CUP.
8. The Permittee shall comply with all conditions specified in Variance #PZ20230028 and Variance #10632 regarding the operation of the commercial kennel, operational area location, and property signage.
9. The Permittee shall at all times comply with the County standards as detailed in Chapter 152 – Zoning Code, Chapter 154 – Sign Regulations, Chapter 52 - Subsurface Sewage Treatment System (SSTS) regulations, Chapter 54 – Feedlot regulations, MN State Building Code requirements, and all other applicable local, state, and federal regulations.



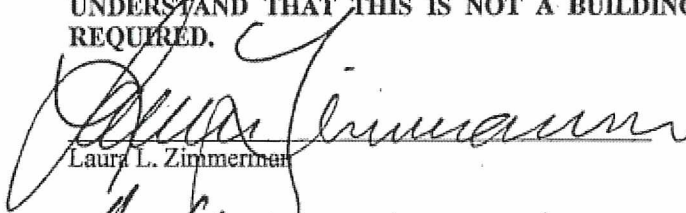
Jason Mielke
Land Use Manager

THIS PERMIT IS NOT EFFECTIVE UNTIL SIGNED BY THE APPLICANT. FAILURE OF THE APPLICANT TO SIGN AND RETURN PERMIT WITHIN 90 DAYS OF THE BOARD'S ISSUANCE OF THE ORDER SHALL BE CAUSE FOR CANCELLATION OF THE PERMIT.

Applicant signature block

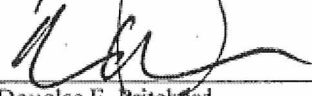
I HAVE READ THE ABOVE CONDITIONS AND AGREE TO FOLLOW THEM. I REALIZE THAT FAILURE TO ABIDE BY THE CONDITIONS IS A VIOLATION OF THE ZONING ORDINANCE. I AGREE THAT THE ZONING ADMINISTRATOR OR A DESIGNATED REPRESENTATIVE MAY ENTER UPON THE SUBJECT PROPERTY TO CHECK FOR COMPLIANCE OR FOR REVIEW PURPOSES. I ALSO UNDERSTAND THAT UNLESS SIGNIFICANT ACTION IS TAKEN PURSUANT TO THIS PERMIT WITHIN SIX (6) MONTHS OF THE ISSUANCE OF THE BOARD ORDER THE PERMIT SHALL AUTOMATICALLY BE NULL AND VOID. THE TIME PERIOD CAN BE EXTENDED ONLY BY ACTION OF THE COUNTY BOARD OF COMMISSIONERS. A PETITION FOR EXTENSION MUST BE SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE.

FAILURE OF THE APPLICANT TO SIGN AND RETURN THE PERMIT WITHIN 90 DAYS OF THE BOARD'S ISSUANCE OF THE ORDER SHALL BECAUSE FOR CANCELLATION OF THE PERMIT. I ALSO UNDERSTAND THAT THIS IS NOT A BUILDING PERMIT AND THAT OTHER PERMITS MAY BE REQUIRED.


Laura L. Zimmermann

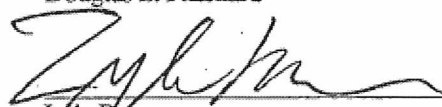
11/16/23

Date


Douglas E. Pritchard

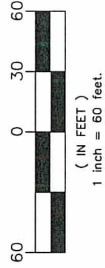
11/16/23

Date


Lyle Braun

11/16/23

Date



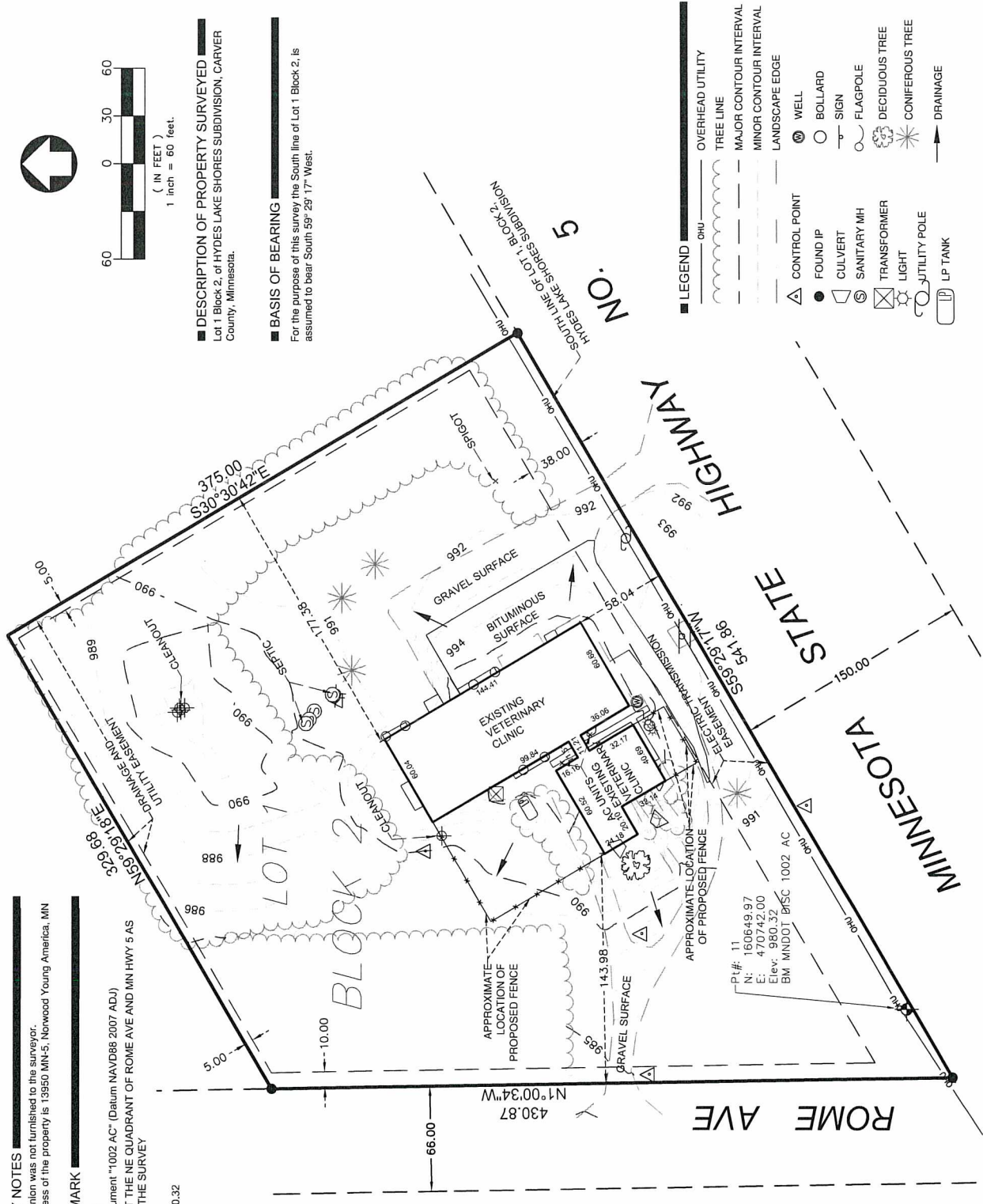
- **DESCRIPTION OF PROPERTY SURVEYED**
Lot 1 Block 2 of HYDES LAKE SHORES SUBDIVISION, CARVER County, Minnesota.
- **BASIS OF BEARING**
For the purpose of this survey the South line of Lot 1 Block 2, is assumed to bear South 59° 29' 17" West.

PROPERTY EXHIBIT

PROJECT
CARVER CANINES

LOCATION
13950 MN-5, Norwood
Young America, MN

- **SURVEY NOTES**
 - A title opinion was not furnished to the surveyor.
 - The address of the property is 13950 MN-5, Norwood Young America, MN
- **BENCHMARK**
Benchmarks:
MNDOT Monument "1002 AC" (Datum NAVD88 2007 ADJ)
LOCATED AT THE NE QUADRANT OF ROME AVE AND MN HWY 5 AS
SHOWN ON THE SURVEY
BM Elev. = 980.32



#	DATE	REVISION
1	06/05/23	ADD DISTANCES
2	06/06/23	PROPOSED FENCE
3	06/19/23	DIMENSION TO BLDG
4	07/06/23	DIMENSIONS TO BLDG

I HEREBY CERTIFY THAT THIS PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MINNESOTA.

SCOTT ALWIN
REGISTRATION NUMBER 5328

DRAWN BY: CMH
CHECKED BY: SCA
PROJECT #: 2023-090
DATE: 6.01.23

SHEET NUMBER
1 OF 2

- **LEGEND**
- OHU — OVERHEAD UTILITY
- TREE LINE
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL
- LANDSCAPE EDGE
- △ CONTROL POINT
- FOUND IP
- CULVERT
- SANITARY MH
- ⊗ TRANSFORMER
- ⊗ LIGHT
- ⊗ UTILITY POLE
- ⊗ LP TANK
- WELL
- BOLLARD
- SIGN
- FLAGPOLE
- ⊗ DECIDUOUS TREE
- ⊗ CONIFEROUS TREE
- DRAINAGE

EXHIBIT "A" – LEGAL DESCRIPTION

PID NUMBER: 09-510-0080

FILE # 20250049

APPLICANTS: Laura L Zimmerman & Douglas Pritchard

OWNER: GLE, LLC

Lot 1, Block 2, Hydes Lake Shores, Section 31, Township 116, Range 25 West,
Carver County, Minnesota.