

**RICE COUNTY  
ENVIRONMENTAL SERVICES DEPARTMENT  
MEMORANDUM**

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TO: Rice County Planning Commission  
FROM: Trent McCorkell, Zoning Administrator  
HEARING DATE: September 7, 2017  
SUBJECT: Voracek CUP, Kennel

**SUMMARY OF THE APPLICATION**

Randy Voracek has applied for a conditional use permit to operate a commercial dog kennel business.

Application Data

APPLICANT: Randy Voracek

LOCATION: Part of the SW1/4 of the SW1/4 Section 26, Forest Township, Rice County Minnesota. The property address is: 2885 140th St W, Faribault, MN 55021. PID#: 06.26.3.00.001.

ZONING: RDS, Recreational Development Shoreland

Lot Area

	<b>Lot Area</b>	<b>Lot width</b>	<b>Lot Depth</b>
<b>Subject Parcel</b>	113-acres	>2000-ft	>800-ft
<b>Minimum Requirement</b>	40,000-sqft (<1.0-acre)	150-ft	N/a

Location

The subject property is located on the north side of 140<sup>th</sup> St W., approximately 3.5-miles north of Faribault.

Roads and Access

The site uses an existing driveway from 140<sup>th</sup> St.

Existing Site Conditions

Photos of the property will be presented at the meeting.

## **APPLICABLE ZONING ORDINANCE SECTIONS**

The parcel is zoned RDS, Shoreland District and the conditional use permit request falls under Section 509.02 and 507.05(K) Kennel, Commercial

507.05(K) Kennel, commercial, where dogs or other domestic pets are raised for sale, boarded or trained

1. All animal kennels shall provide indoor facilities having adequate heating, ventilation, and lighting.
2. All animal kennels shall provide outdoor facilities having shelter from the elements, sunlight, rain, snow, and cold weather.
3. All animal kennels shall provide proper drainage for indoor and outdoor facilities.
4. Each large adult animal shall be provided with a separate fenced run of at least thirty-six (36) square feet that shall be located at least one hundred (100) feet from any property line.
5. Facilities shall be inspected at least once a year at the owner's expense by a doctor of veterinary medicine who shall provide a report to the County describing the condition of the animals and facility, medical treatment required by the animals, and remedial actions necessary to improve the condition of the facility.
6. Facilities must obtain all required State and Federal licenses or operational permits.

### **If the Commission should decide to approve the request the following are some possible conditions:**

1. The Conditional Use Permit (CUP) is for a dog breeding and boarding kennel operation, changes to the use are not permitted without approval of a new/amended permit.
2. The operation and site shall comply will all Federal, State and Local rules and regulations. Site owner and operator shall maintain proof of compliance with applicable regulations and submit said proof to county staff upon request.
3. Indoor facilities having adequate heating, ventilation, and lighting shall be provided for all animals. Outdoor facilities shall have shelter from the elements, sunlight, rain, snow, and cold weather.
4. Facilities shall be inspected at least once a year at the owner's expense by a doctor of veterinary medicine who shall provide a report to the County, by August 1<sup>st</sup> of each year, describing the condition of the animals and facility, medical treatment required by the animals, and remedial actions necessary to improve the condition of the facility.
5. Proof of a proper animal waste disposal system shall be submitted annually, by August 1<sup>st</sup> of each year, to the Rice County Environmental Services office.
6. *There shall be no more than \_\_\_\_\_ dogs on the site at any one time.*
7. The approved site plan shall be followed. Animals shall only be housed within existing structures as identified on the approved site plan.
8. All buildings used shall meet building code for the intended use. Any new construction on the parcel is to adhere to all Rice County codes and ordinances.
9. Failure to comply with conditions may result in revocation of the conditional use permit