

DOCUMENT A- 593208

Recorded:
February 01, 2016 9:35 AM

Signed: _____

ROBERT J. BAMBENEK, COUNTY RECORDER
WINONA COUNTY, MINNESOTA
Total Pages: 6



WELL CERTIFICATE: Received

CONDITIONAL USE PERMIT

This cover sheet is now a permanent part of the recorded document

1/6

Winona County Planning Department
Request for Recording
Winona County Finance Number: 164849
Name: DAVID J YODER & ADA A YODER
Parcel Number: 15.000.2512

CONDITIONAL USE PERMIT
Winona County, Minnesota

Permit number 1192 has been issued to: DAVID J YODER & ADA A YODER

For the purpose of **Allow a Dog Kennel**

Under Section 10.4.6 (14) for the following described property:
See attached legal description

This permit is issued on 1/5/2016 and is valid until Revoked.

This permit is subject to the following conditions:

1. The owner(s) of the property to which this Conditional Use Permit is issued will abide by all representations and commitments made during the permitting process as well as before the Planning Commission, in accordance with all conditions to the conditional use permit, taken as a whole, as approved by the Planning Commission and the County Board.
2. The petitioners comply with Chapter 9.9 of the Zoning Ordinance relating to Advertising Devices.
3. Petitioner meet sanitary requirements for the collection of dog waste and wastewater, and should not an acceptable method be employed, the petitioner be required to obtain a Septic Permit for the installation of a holding tank.
4. Petitioner comply with all relevant regulations and standards of Winona County and the State of Minnesota.
5. Limit the number of adult dogs to fifty (50).
6. Allow random inspections and consent to access by County staff or Sherriff's Department.
7. Improve access to the recreation area.
8. Maintain an outdoor socialization yard.

This permit is granted upon the express conditions that said owner and his/her contractors, agents, workmen and employees shall comply in all respects with the Ordinances of the County of Winona and the laws of the State of Minnesota.

This permit is granted following a formal public hearing by the Winona County Planning Commission on 12/17/2015, and approved by the Board of Commissioners of Winona County on 1/5/2016

Given under the hand of the Planning Director of Winona County


Eric Everison-Marden
Planning and Environmental Services Director

Document Number: 309043

Parcel Number: 15.000.2512

Exhibit A

That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 31, Township 106 North, Range 9 West, described as follows: Commencing at the Northwest Corner of said Section 31, thence easterly along the north line of said Section 31 a distance of 380 feet to the point of beginning; thence continuing easterly along said North line of Section 31 a distance of 200 feet; thence at a right angle southerly a distance of 600 feet; thence at a right angle westerly a distance of 200 feet; thence at a right angle northerly 600 feet to the point of beginning.

CONDITIONAL USE PERMIT - DAVID J YODER & ADA A YODER

Approved a Conditional Use Permit for DAVID J YODER & ADA A YODER to allow Allow a Dog Kennel under Section 10.4.6 (14) of the Winona County Zoning Ordinance for the following described property:

✓ See attached legal description

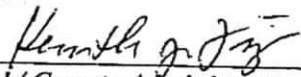
with the following conditions:

1. The owner(s) of the property to which this Conditional Use Permit is issued will abide by all representations and commitments made during the permitting process as well as before the Planning Commission, in accordance with all conditions to the conditional use permit, taken as a whole, as approved by the Planning Commission and the County Board.
2. The petitioners comply with Chapter 9.9 of the Zoning Ordinance relating to Advertising Devices.
3. Petitioner meet sanitary requirements for the collection of dog waste and wastewater, and should not an acceptable method be employed, the petitioner be required to obtain a Septic Permit for the installation of a holding tank.
4. Petitioner comply with all relevant regulations and standards of Winona County and the State of Minnesota.
5. Limit the number of adult dogs to fifty (50).
6. Allow random inspections and consent to access by County staff or Sherriff's Department.
7. Improve access to the recreation area.
8. Maintain an outdoor socialization yard.

Passed and adopted on 1/5/2016.

✓ Dated:

Attest:


Clerk/ County Administrator


Chairperson of the Board

American Kennel Club's Care and Conditions of Dogs Policy

4/1/2016

David J Yoder 16075 Sandstone Drive Utica Parcel 15.000.2512

Category	General Standard	Meets Standard*			Comments
		Y	N	BOA Issue	
Care of Dogs	Dogs should have access on a daily basis for play and exercise.	X			
	Dogs must have access to fresh water as appropriate.	X			
	Dogs must have access to fresh food provided at appropriate intervals to maintain a healthy weight.	X			
	Dogs must be provided appropriate health care, including routine and preventative care.			X	
	Dogs should be provided with daily positive human contact and socialization.	X			
	Each dog should have its overall health and behavior assessed daily. Any deviation in its health must be addressed expeditiously and appropriately.			X	
	Dogs should be free from internal and external parasites.			X	No external parasites were observed
	Dogs should be afforded regular grooming to ensure health and comfort	X			
	When euthanasia is necessary, it must always be performed humanely.			X	
Kennels and Housing	The primary enclosure must be large enough to allow the dogs to sit, stand, lie down, or turn around comfortably without overcrowding	X			
	The primary enclosure must be constructed and maintained so that (1) dogs are securely confined and (2) it does not cause them injury	X			This is a new structure built for a dog kennel with heat and natural light
	Facilities must provide protection from adverse or extreme weather conditions	X			
	While flooring that provides solid footing is preferred, if wire is used as flooring of a primary enclosure, it should be composed of a material featuring a protective coating, be of an appropriate size to prevent injury (especially to feet), and must be kept in good repair. If wire is used, a solid platform of sufficient size should be provided to allow the dogs to attain solid footing and to offer a space for resting.	X			
	Facilities must be lighted to provide a regular lighting cycle for the dogs.	X			Natural light
	Bedding material made available to dogs should be clean and not pose a risk to them.	X			
Operations	There must be a sufficient number of staff to carry out appropriate levels of care and conditions for the number of dogs kept.	X			Staff were in the kennel when inspection started
	Facility and primary enclosures should be clean, free from debris and odor, and feces should be picked up and disposed of as frequently as necessary to maintain the dogs' health.	X			The outside kennels were cleaned twice a week
	Each kennel should maintain an adequate emergency preparedness plan for the type of facility owned and breeds of dogs maintained therein			X	

*Suspected cases of animal neglect will be reported to the County Sheriff, USDA, and Minnesota Board of Animal Health. The County reserves the right to hire an independent veterinarian to inspect suspect animal health concerns.
BOA: Board of Animal Health

American Kennel Club's Care and Conditions of Dogs Policy

Category	David J Yoder 16075 Sandstone Drive Utic, MN parcel 15.000.2512	Meets Standard*			Inspection date 7-7-16
		Y	N	BOA Issue	
Care of Dogs	Dogs should have access on a daily basis for play and exercise.	X			
	Dogs must have access to fresh water as appropriate.	X			
	Dogs must have access to fresh food provided at appropriate intervals to maintain a healthy weight.	X			
	Dogs must be provided appropriate health care, including routine and preventative care.			X	
	Dogs should be provided with daily positive human contact and socialization.	X			
	Each dog should have its overall health and behavior assessed daily. Any deviation in its health must be addressed expeditiously and appropriately.	X			
	Dogs should be free from internal and external parasites.	X			There wer no external parasites present
	Dogs should be afforded regular grooming to ensure health and comfort	X			
Kennels and Housing	When euthanasia is necessary, it must always be performed humanely.			X	
	The primary enclosure must be large enough to allow the dogs to sit, stand, lie down, or turn around comfortably without overcrowding	X			
	The primary enclosure must be constructed and maintained so that (1) dogs are securely confined and (2) it does not cause them injury	X			
	Facilities must provide protection from adverse or extreme weather conditions	X			
	While flooring that provides solid footing is preferred, if wire is used as flooring of a primary enclosure, it should be composed of a material featuring a protective coating, be of an appropriate size to prevent injury (especially to feet), and must be kept in good repair. If wire is used, a solid platform of sufficient size should be provided to allow the dogs to attain solid footing and to offer a space for resting.	X			
	Facilities must be lighted to provide a regular lighting cycle for the dogs.	X			
	Bedding material made available to dogs should be clean and not pose a risk to them.	X			
Operations	There must be a sufficient number of staff to carry out appropriate levels of care and conditions for the number of dogs kept.	X			
	Facility and primary enclosures should be clean, free from debris and odor, and feces should be picked up and disposed of as frequently as necessary to maintain the dogs' health.	X			There was a build -up of dog manure in the outside runs, this was mentioned to the landowner
	Each kennel should maintain an adequate emergency preparedness plan for the type of facility owned and breeds of dogs maintained therein			X	

*Suspected cases of animal neglect will be reported to the County Sheriff, USDA, and Minnesota Board of Animal Health. The County reserves the right to hire an independent veterinarian to inspect suspect animal health concerns.
BOA: Board of Animal Health

American Kennel Club's Care and Conditions of Dogs Policy

David J. Yoder 16075 Sandstone Drive Utica Minnesota 55979

Parcel 15.000.2512 10-4-16

Category	General Standard	Meets Standard*			Comments
		Y	N	BOA Issue	
Care of Dogs	Dogs should have access on a daily basis for play and exercise.	X			
	Dogs must have access to fresh water as appropriate.	X			
	Dogs must have access to fresh food provided at appropriate intervals to maintain a healthy weight.	X			
	Dogs must be provided appropriate health care, including routine and preventative care.	X			
	Dogs should be provided with daily positive human contact and socialization.	X			
	Each dog should have its overall health and behavior assessed daily. Any deviation in its health must be addressed expeditiously and appropriately.	X			
	Dogs should be free from internal and external parasites.	X			There were no external parasites
	Dogs should be afforded regular grooming to ensure health and comfort	X			
Kennels and Housing	When euthanasia is necessary, it must always be performed humanely.			X	
	The primary enclosure must be large enough to allow the dogs to sit, stand, lie down, or turn around comfortably without overcrowding	x			
	The primary enclosure must be constructed and maintained so that (1) dogs are securely confined and (2) it does not cause them injury	x			
	Facilities must provide protection from adverse or extreme weather conditions	x			
	While flooring that provides solid footing is preferred, if wire is used as flooring of a primary enclosure, it should be composed of a material featuring a protective coating, be of an appropriate size to prevent injury (especially to feet), and must be kept in good repair. If wire is used, a solid platform of sufficient size should be provided to allow the dogs to attain solid footing and to offer a space for resting.	x			
	Facilities must be lighted to provide a regular lighting cycle for the dogs.	x			
Operations	Bedding material made available to dogs should be clean and not pose a risk to them.	x			
	There must be a sufficient number of staff to carry out appropriate levels of care and conditions for the number of dogs kept.	x			
	Facility and primary enclosures should be clean, free from debris and odor, and feces should be picked up and disposed of as frequently as necessary to maintain the dogs' health.	x			There was feces in the outside kennel. The schudule should be increased to have less build-up of manure
	Each kennel should maintain an adequate emergency preparedness plan for the type of facility owned and breeds of dogs maintained therein	x			

*Suspected cases of animal neglect will be reported to the County Sheriff, USDA, and Minnesota Board of Animal Health. The County reserves the right to hire an independent veterinarian to inspect suspect animal health concerns.

BOA: Board of Animal Health