

DOCUMENT A- 593213

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: HENRY E YODER & ANNIE D YODER
Parcel Number: 15.000.2515

CONDITIONAL USE PERMIT
Winona County, Minnesota

Permit number 1194 has been issued to: HENRY E YODER & ANNIE D 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. 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 Evenson-Marden
Planning and Environmental Services Director

Document Number: 555819

Parcel Number: 15.000.2515

Exhibit A

That part of the Northwest Quarter of the Northwest Quarter (NW¼ of NW¼) of Section Thirty-One (31), Township One Hundred Six (106), Range Nine (9), described as follows:

Commencing at the intersection of the South line of the Northwest Quarter of the Northwest Quarter (NW¼ of NW¼) of Section Thirty-One (31) and the centerline of Winona County Highway #33; thence North along the centerline of County Highway #33 a distance of 400 feet to the point of beginning of the parcel to be described; thence West parallel with the South line of the Northwest Quarter of the Northwest Quarter (NW¼ of NW¼) of said Section Thirty-One (31) a distance of 1,016 feet; thence North parallel with the East line of the Northwest Quarter of the Northwest Quarter (NW¼ of NW¼) of said Section Thirty-One (31) a distance of 300 feet; thence East parallel with the South line of the Northwest Quarter of the Northwest Quarter (NW¼ of NW¼) of said Section Thirty-One (31) to the centerline of Winona County Highway #33; thence Southerly along said centerline to the point of beginning.

Parcel Number:15.000.2515

CONDITIONAL USE PERMIT - HENRY E YODER & ANNIE D YODER

Approved a Conditional Use Permit for HENRY E YODER & ANNIE D 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

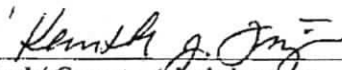
with the following conditions:

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. 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

4/4/2016

Henry Yoder 27167 County Road 33 Utica Parcel 15.000.2515

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			The dogs had access to outdoor runs
	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			
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			There was a skylight installed
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			The facility was very clean
	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	Henry Yoder 27167 County Road 33 Utica, MN Parcel 15.000.2515	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			A outdoor socialization yard was built and being used.
	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 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			
	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

Henry Yoder 27167 County Road 33 Utica Minnesota 55979

Parcel 15.000.2515 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			The outside play area is working well.
	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			
	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