



## Olmsted County Planning Department

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# Memo

**Date:** February 1, 2021  
**To:** David Meir, TCPA; Roger Ihrke, TCPA  
**Subject:** Apples R US – Conditional Use Permit (HHCUP-21-01) – Sections 5 & 8, Haverhill Township

The Olmsted County Planning Department has reviewed the above referenced application.

After reviewing the application materials and the commercial business website for Apples R Us <https://applesrus.com/specials-goodies-gifts> the business being conducted at this location appear to have expanded beyond the A-1 Agricultural Protection District B) Conditional Uses, 18) Licensed farm winery as a year round accessory use on a parcel of which the principal use is viticulture.

The township may consider a recommendation that the applicant request a Zone Change to the ARC-LILI Agricultural Resource Commercial-Land Intensive Low Impact. Section C) Conditional Uses, 15) Licensed Farm Winery as a year-round principal use, must be associate with and adjacent to a farm engage in viticulture or 16) Facilities for the sale and distribution of agricultural products; such as seed fertilizer, pesticides this does not include uses that are conducted as part of a farm operation. The ARC-LILI Zoning designation will allow the applicant to consider how a Conditional Use permit under this district can assist this successful business as it continues to expand and change in the future.

The website indicates the sale of apple varieties and a number of other commercial products that are sold year-round:

- Fruit / Meat / cheese baskets
- Maple syrup
- Baked goods
- Honey
- A variety of distilled spirits

The applicant indicates that the retail operations for the sale of apples are seasonal September 1<sup>st</sup> – December 3<sup>rd</sup>. It appears, based on the materials on the website that the sale and distribution of the other materials are year-round.

The Olmsted County Department recommends the township consider changing the zoning district to ARC-LILI Agricultural Resource Commercial-Land Intensive Low Impact. This Zoning District appears to better align with the commercial enterprise being conducted on the site.

At this time, we do not have any comments. We reserve the right to review the application if any aspects are changed or revised.

Cc: County Public Works  
SWCD  
Haverhill Township