

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
April 21st, 2025, MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Chris Buck at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Christopher Warrington, Richard Miller, Chris Buck, Todd Greseth, Charlie Dicke, Marc Huneke, and Carol Overland

Commissioners Absent: None

Staff Present: Land Use Management Director Megan Smith, Zoning Assistant William Lenzen.

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Huneke to approve the meeting agenda.

Motion carried 7:0

2. Approval of Minutes

Commissioner Overland stated that her comment on the proposed Xcel Energy transmission line between Kenyon and Pine Island should be added to the minutes.

²Motion by Commissioner Overland; seconded by Commissioner Huneke to approve the previous month's meeting minutes as amended.

Motion carried 7:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearing(s):

PUBLIC HEARING: Kylo Mining Site

Consider a request submitted on behalf of Lesley Kylo, owner of the property located at 21249 460th Street, Zumbrota, MN. Mr. Kylo is requesting a conditional use permit to mine limestone aggregate from an existing inactive quarry on the property. The site is in the County's A1- Agricultural Protection Zoning District and is subject to the Mineral Extraction requirements of the Goodhue County Zoning Ordinance. Tax Parcel ID: 47.034.1000, legally described as the SW 1/4 & S 1/2 OF NW 1/4, EXCEPT 6 ACRES NORTH OF RR, AND EXCEPT 1 ACRE AND EXCEPT 0.10 ACRE, ALL IN SECT-34 TWP-110 RANGE-015, LOCATED IN ZUMBROTA TOWNSHIP, GOODHUE COUNTY, MINNESOTA.

Smith presented the staff report and attachments.

Commissioner Overland asked if the access road had a 33-foot easement.

Smith stated that it does.

Geoffrey Griffin (G-Cubed) stated that there is a proposed berm separating the river from the quarry. Natural vegetation will remain between the quarry boundary and the stream bank. Dwellings are well over 1,000 feet away.

Chair Buck Opened the Public Hearing

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Roger Ballstad (Zumbrota Township) stated that they would like to see a visible barrier on the driveway that would deter people from driving down to the quarry. They are leaving Goodhue County to decide where the weigh station shack can be placed.

Mary Duffy stated concerns about traffic generation. Would like to see the operating hours adjusted to no later than 7 pm.

Geoffery (G-Cubed) stated that they would be willing to put a gate across the road to prevent unwanted traffic from traveling down the drive.

³After Chair Buck called three times for comments, it was moved by Commissioner Huneke and seconded by Commissioner Greseth to close the Public Hearing.

Motion carried 7:0

Commissioner Miller asked would road 65 be used.

Commissioner Greseth asked staff if the shack is decided at the Planning Advisory Commission (PAC) or Board of Adjustment (BOA).

Commissioner Buck stated that if the BOA denies their variance, would this Conditional Use Permit (CUP) also be denied?

Smith stated this project is dependent on the approval of both the CUP and Variance.

Smith stated that displaying a business sign and no trespassing sign could suffice in informing people not to travel down the road.

Commissioner Miller stated that it would not be a good idea for trucks to travel east.

Commissioner Overland asked if County Road 55 could be declared the route.

Commissioner Huneke asked if there should be a recommendation to not travel east on 460th Street.

Commissioner Warrington stated that there should be dust control on County Road 55

Commissioner Greseth stated that they would only have to put down dust control in front of each home.

⁴It was moved by Commissioner Warrington and seconded by Commissioner Miller for the Planning Advisory Commission to:

- Adopt the staff report into the record
- Accept the application, testimony, exhibits, and other evidence into the record; and

Recommend the County Board **approve** the request submitted on behalf of Lesley Kylo, owner of the property located at 21249 460th Street, Zumbrota, MN. Mr. Kylo is requesting a conditional use permit to mine limestone aggregate from an existing inactive quarry on the property. The site is in the County's A1- Agricultural Protection Zoning District and is subject to the Mineral Extraction requirements of the Goodhue County Zoning Ordinance.

Motion carried 7:0

PUBLIC HEARING: Bombay Dairy Manure Storage

Consider a request submitted by Bombay Dairy, 5492 County Road 30 Blvd, Kenyon MN, to construct a manure storage facility that will store over 500,000 gallons of manure. The location of the manure storage facility will be at 44656 County 1 Blvd, Wanamingo, MN, located on tax parcel 44.028.1301, and legally described as: THE W1/2 OF SW1/4 OF SEC 28-110-17 & PT OF E1/2 OF SW1/4 COM AT NW COR, S ALNG W LINE 949.94FT TO POB, N48°18'23"E 86.39FT, S88°41'37" E, IN SECT-28 TWP-110 RANGE-01, for a total of approximately 81.57 acres.

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Smith presented the staff report and attachments.

Commissioner Overland asked if there was a variance with the Minnesota Pollution Control Agency (MPCA).

Smith stated that there is Goodhue County Variance scheduled for April 28th.

Commissioner Overland stated that “appears” should be removed from #1.

Wayne Lexvold stated that they wanted it closer to the barn to make it easier to push manure in and to keep it as far as possible from neighboring dwellings.

Commissioner Buck stated that would make it easier than daily hauling.

Chair Buck Opened the Public Hearing

Smith read a letter regarding Bombay Dairy. The summarized letter asked if the project had MPCA and DNR approval.

Kelsey Petit (County Feedlot Officer) stated that Bombay Dairy is installing this new manure pit to eliminate hauling manure daily because the old pit is deteriorating. When a manure pit is not used in a 5-10-year period. An Engineer is required to come out for an inspection. They found that the pit clay liner was cracking.

Wayne Lexvold addressed the letter's concerns about manure runoff stating that with this new larger pit. They don't have to haul daily and can instead inject the manure once or twice a year. Injecting manure drastically reduces the chances of runoff when compared to above-ground manure application.

Commissioner Greseth stated that this would allow them to haul manure for a few days a year rather than every day.

⁵After Chair Buck called three times for comments, it was moved by Commissioner Huneke and seconded by Commissioner Warrington to close the Public Hearing.

Motion carried 7:0

Commissioner Huneke asked if anything should be proposed

Smith clarified that the CUP could hinge on the variance being approved.

Kelsey Petit stated that if it weren't to pass, they would have to move the pit and or notify the neighbor when they are hauling.

⁶It was moved by Commissioner Huneke and seconded by Commissioner Overland for the Planning Advisory Commission to:

- Adopt the staff report into the record
- Accept the application, testimony, exhibits, and other evidence into the record; and

Recommend the County Board approve the request submitted by Bombay Dairy, 5492 County Road 30 Blvd, Kenyon MN, to construct a manure storage facility that will store over 500,000 gallons of manure. The location of the manure storage facility will be at 44656 County 1 Blvd, Wanamingo, MN.

1. Contingent on Variance approval.

Motion carried 7:0

PUBLIC HEARING: Cannabis Ordinance Amendments

Consider a request submitted by Andrew Johnmeyer, owner of the property located at 46539 180th Avenue, Zumbrota, MN. Mr. Johnmeyer is requesting an amendment to the Goodhue County Zoning Ordinance to allow cannabis cultivation, and manufacturing associated with a cannabis mezzo business or micro business, as permitted uses in the County A1, A2,

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and A3 Districts. The request is also asking to add cannabis and medical cannabis cultivation as a permitted use in the business districts and as a conditional use in the business district.

Smith presented the staff report and attachments.

Andre John Meyer (applicant) is an approved applicant who is allowed cultivation of a half acre in Minnesota, available for vertical integration in one zoning district. Small farms have many different venues/revenue streams that incorporate processing, manufacturing, and selling products grown on the farm. The proposed ordinances don't allow similar processes for cannabis.

Commissioner Greseth asked does a half acre make 10,000 pounds of cannabis

Meyer stated that he didn't know for sure.

Chair Buck Opened the Public Hearing

No one spoke

⁷After Chair Buck called three times for comments, it was moved by Commissioner Huneke and seconded by Commissioner Greseth to close the Public Hearing.

Motion carried 7:0

Commissioner Greseth stated that this would cost the county a lot of money through enforcement. Recommends denial of amendment.

Commissioner Miller stated that he wants to see the current cannabis zoning ordinance stand on its own before making any changes. Would like to not see cannabis sales in Ag zoning districts.

⁸It was moved by Commissioner Miller and seconded by Commissioner Greseth for the Planning Advisory Commission to:

- Adopt the staff report into the record
- Accept the application, testimony, exhibits, and other evidence into the record; and

Recommend the County Board **Deny** the request submitted by Andrew Johnmeyer, owner of the property located at 46539 180th Avenue, Zumbrota, MN. Mr. Johnmeyer is requesting an amendment to Goodhue County Zoning Ordinance to allow cannabis cultivation, and manufacturing associated with a cannabis mezzo business or micro business, as permitted uses in the County A1, A2, and A3 Districts. The request is also asking to add cannabis and medical cannabis cultivation as a permitted use in the business districts and as a conditional use in the business district.

Motion carried 6:0

Commissioner Overland abstained

Smith stated that it's very early, but wants the county to understand how cannabis works some more.

5. Other Discussion

a. WOJ Farm Addition Preliminary and Final Plat Update

Smith stated that they have revised the plat to have less of the road designated to the township and that the township has signed off on the plat.

Commissioner Greseth stated that this happened through several staff meetings to get things settled.

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Commissioner Overland stated that staff should be on the list for the powerline updates. Both for the County and Landowners.

6. ⁹**ADJOURN: Motion by Commissioner Huneke and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 7:10 p.m.**

Motion carried 7:0

Respectfully Submitted,
William Lenzen, Zoning Assistant

MOTIONS

- ¹ **APPROVE the PAC meeting agenda.**

Motion carried 7:0

- ² **APPROVE the previous month's meeting minutes.**

Motion carried 7:0

- ³ **Motion to close the Public Hearing.**

Motion carried 7:0

- ⁴ **APPROVE the Kylo Mining Site CUP.**

Motion passed 7:0

- ⁵ **Motion to close the Public Hearing.**

Motion carried 7:0

- ⁶ **APPROVE the Bombay Dairy for Manure storage.**

Motion passed 7:0

- ⁷ **Motion to close the Public Hearing.**

Motion carried 7:0

- ⁸ **DENY the Cannabis Ordinance Amendments.**

Motion passed 6:0

- ⁹ **ADJOURN. Motion to adjourn the meeting.**

Motion carried 7:0