

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
April 27th, 2026, MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:30 PM by Chair Chris Buck at the Goodhue County Government Center in Red Wing.

Roll Call

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

Commissioners Absent: None

Staff Present: Land Use Management Director Megan Smith, Zoning Assistant Leah Pieper.

1. Approval of Agenda

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

Motion carried 7:0

2. Approval of Minutes

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

Motion carried 7:0

3. Conflict/Disclosure of Interest

No conflicts or disclosures.

4. Public Hearing(s):

Map Amendment Request by Jesse Hansen and Alex LaRocque (Landowners)

Request submitted by Grant Griffin on behalf of Jesse Hansen and Alex LaRocque, 35699 Hwy 61 Blvd Lake City, MN 55041, to Rezone the parcel with ID 32.013.2100 from B (Business) to CR (Commercial Recreational). The property is described as Part of Gov't Lot 4 SECTION 13 TOWNSHIP 112 RANGE 13 LYING ELY OF CEN HWY 61 in Lake City, MN.

Pieper presented the staff report and attachments. (Attachment A)

Chair, Chris Buck Opened the Public Hearing

Staff presented a letter received from a member of the public (James and Ann Dankers).

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

Motion carried 7:0

Commissioner Overland asked questions about sewer system concerns, staff answered accordingly.

Commissioner Warrington asked questions about campground slots, and the applicant answered accordingly.

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⁴It was moved by Commissioner Greseth and seconded by Commissioner Warrington 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 re-zoning request for the subject property from B (Business) to CR (Commercial Recreational).

Motion carried 7:0

Map Amendment Request by Scott Peterson (Applicant)

Request submitted by Scott Peterson, 17634 325th St Red Wing, MN 55066, to rezone Section 11 of Belle Creek Township from A-1 (Agriculture Protection) to A-2 (Agriculture).

Pieper presented the staff report and attachments.

The applicant did not wish to add anything.

Chair, Chris Buck Opened the Public Hearing

A member of the public (Shamus Ryan) read a letter presented to the board. (Attachment B)

Staff presented a letter received from a member of the public, Ashley Ryan. (Attachment C)

Staff presented a letter received from a member of the public, Sheri Ryan. (Attachment D)

Staff presented a letter received from a member of the public, Gregory and Cindy Ryan. (Attachment E)

A member of the public (Rob O'Connor) read a letter presented to the board.

This member of the public's biggest concern was with the proximity to feedlots. If having a new home built would mean affecting the use of feedlots he is opposed. This public speaker also stated that if there was a way to build one home without having to rezone the section entirely, he would be more open to removing opposition from the record.

A member of the public (Travis Ryan) read a letter presented to the board.

This member of the public stated every other testimony has spoken on what concerned him most. Feedlot use is a major concern of his, in addition to driveways that will change use of land. Speaker also stated that having homeowners changing over the years would be a concern going forward.

A member of the public (Kevin O'Connor) read a letter presented to the board.

This member of the public stated that his biggest concern was for the protection of agriculture and future feedlot permitting/manure use. In addition, he would be in favor if there was a possibility to build one home without rezoning entire section but is opposed currently.

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A member of the public (Marie McNamara) read a letter presented to the board.

This member of the public stated that they are neither in favor nor opposed to this agenda item. Major concerns were to do with “Clusters of homes” being built, watershed/septic concerns, A-1 land being protected, the Comprehensive Plan being upheld, and that “the applicant was aware this was unbuildable land when purchased,” and that allowing a change would set a precedent. The Speaker further stated if there was a way to allow only the one home to be built instead of the entire section to be rezoned, they would be in favor.

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

Motion carried 7:0

Commissioner Greseth asked questions about a potential singular building site to be allowed, staff answered accordingly that it was not possible without a change of zone.

Chair Buck, Commissioner Miller, and Commissioner Greseth exchanged in discussion with staff.

Mikayla Ryan read a letter from the Township.

Staff continued to discuss with Commissioners.

⁶**It 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 re-zoning request for the subject Section from A-1 (Agricultural Protection) to A-2 (Agricultural).

Motion carried 7:0

Conditional Use Permit Request by Bryan and Brandon Billman (Landowners)

CUP request submitted by Bryan and Brandon Billman, 15260 460th St Wanamingo, MN 55983, to expand the existing feedlot located at parcel with ID 40.003.0501. The property is described as part of W480FT OF N907.50FT OF NE1/4 OF NW1/4 SECTION 3, TOWNSHIP 109, RANGE 016 in Zumbrota, MN.

Pieper presented the staff report and attachments.

The applicant made comments and answered Chair Bucks’ questions.

Chair, Chris Buck Opened the Public Hearing

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

Motion carried 7:0

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Commissioners requested Kelsey Pettit (Goodhue County Feedlot Officer) provide a comment, she provided information accordingly.

⁸It was moved by Commissioner Greseth and seconded by Commissioner Warrington 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 CUP request for the subject property to expand current feedlot.

Motion carried 7:0

5. Other Discussion

a. Report from Density Committee

Commissioners and staff discussed.

b. Announcement from Commissioner Overland regarding Transmission Lines

6. ⁹ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 7:40p.m.

Motion carried 7:0

Respectfully Submitted,
Leah Pieper, 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 **Motion to Approve** Map Amendment Request

Motion carried 7:0

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

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Motion carried 7:0

⁶ **Motion to Deny Map Amendment Request**

Motion carried 7:0

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

Motion carried 7:0

⁸ **Motion to Approve CUP Request**

Motion carried 7:0

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

Motion carried 7:0

DRAFT

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Attachment A



Rec. 4/23/26 by Megan Smith

Building – Environmental Health – Zoning Departments
509 West 5th Street, Red Wing, MN 55066
651-385-3103

NOTICE OF PUBLIC HEARING

JAMES W DANKERS LT
ANN R DANKERS LT
30622 357TH AVENUE WAY
LAKE CITY MN 55041

PLANNING ADVISORY COMMISSION

The Planning Advisory Commission will hold a public hearing and consider a Zoning Map Amendment request submitted by G-Cubed, on behalf of Jesse Hansen and Alex LaRocque, for property located at 35699 Hwy 61 Blvd Lake City, MN 55041, to rezone the parcel with ID 32.013.2100 from B (Business) to CR (Commercial Recreational). The property is described as Part of Gov't Lot 4 SECTION 13 TOWNSHIP 112 RANGE 13 LYING ELY OF CEN HWY 61 in Lake City, MN.

WHEN: Monday, April 27th, 2026, at 6:30 PM

WHERE: Goodhue County Government Center Room 301, 509 West Fifth Street, Red Wing, Minnesota 55066.

Anyone interested is invited to attend. Agenda items may be subject to change.

We have no problem (Unable to attend meetings) with zoning change, provided the new owners keep their customers informed not to be trespassing, trashing & damaging neighboring waterfront property. We had that problem in the past, until Goodhue Co. issued a permanent ban on the set-up & use of RV and mobile home trailers on the Hansen Harbor property. The neighboring properties are private property as per MN Statute 103 G.235. Thank you
James & Ann Dankers

Megan Smith
Land Use Management Director

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Attachment B

Rec. 4/23/26 Meyer Sm. 17

Good evening,

My name is Shamus Ryan, and I live in Belle Creek Township. I'm here tonight to respectfully oppose this rezoning request from A1 Agricultural Protection to A2 Agriculture.

Though I'm not a farmer, and I'm not the landowner-I do care deeply about the long-term environmental health and character of this area where I grew up and still live to this day.

I also want to address something up front. About 9 years ago, I built a home in the country. That building site was in an area zoned A2. I wasn't asking for a change or trying to alter the intent of the zoning. There's a big difference between building within the rules that are already in place and changing those rules in a way that opens the door to more development. The Peterson family knew that this was zoned A1 when they purchased it, not long ago.

A1 zoning exists for a reason. It's meant to protect land from exactly this kind of gradual conversion. If we're willing to change it whenever it becomes convenient, then we have to ask—why have A1 zoning in the first place?

Once land like this is opened up, it doesn't just change on paper, it changes on the ground. You go from open, continuous land to fragmented parcels, driveways, septic systems, and clusters of homes. That brings real environmental impacts. More runoff, more pressure on groundwater, and disruption to the natural landscape.

It also impacts wildlife. These open areas provide habitat for deer, pheasants, and other species including the American Bald Eagle that rely on large, uninterrupted spaces. As development spreads, that habitat gets broken up and wildlife gets pushed out.

I think most people can relate to this; we have all driven through parts of the country that are truly beautiful. Open land, rolling fields, wide views. But then you start to see clusters of houses scattered throughout, and little by little, that character changes. It becomes fragmented, less natural, and honestly, less special.

That's what's at stake here. Not just one parcel—but the gradual shift of an entire area over time.

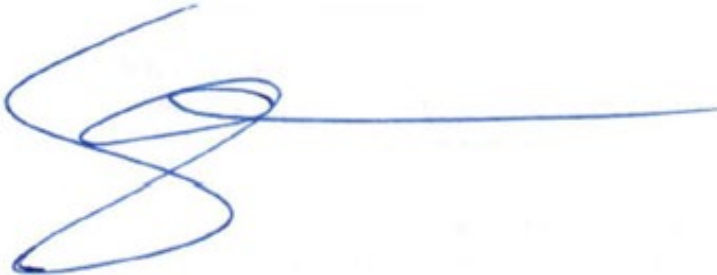
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When you open up protected land like this, it's not just one change—it creates the potential for multiple future homes, and a long-term shift in the character of the area in ways we can't fully predict or control.

This decision sets a precedent. If A1 zoning can be changed here, it becomes easier to justify changing it somewhere else, and then somewhere else after that. And before long, the protection that A1 is supposed to provide doesn't really mean much.

I would respectfully ask the commission to think long-term—about the environmental impact, about wildlife, and about preserving the kind of landscape that people value in this county—and to deny this rezoning request.

Thank you for your time.

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal line extending to the right.

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Attachment C

Rec. 4/23/26 meghan smith

To the Planning Commission,

My name is Ashley Ryan, and I am a resident of Belle Creek Township. I am writing to respectfully oppose the proposed rezoning request from A1 Agricultural Protection to A2 Agriculture.

While I am not a farmer or landowner, I care deeply about the long-term environmental health and character of the area my family calls home. This is where we have chosen to live, and where we are raising our family, because of the open space, natural beauty, and rural landscape that makes this community unique.

I understand that land use decisions can be complex, but A1 zoning exists for an important reason - to protect agricultural land and prevent the gradual fragmentation of the countryside. If that protection can be easily changed, it raises a fundamental question: what is the purpose of A1 zoning if it is not upheld when it matters?

The impact of this type of rezoning goes beyond a single parcel. Over time, it leads to more scattered residential development - more driveways, more septic systems, and more disruption to the natural landscape. This increases runoff, places additional strain on groundwater, and reduces the open, continuous land that supports both agriculture and wildlife.

Wildlife is an important part of this area's identity. Open farmland and undeveloped land provide habitat for deer, pheasants, and other species, including bald eagles. As land becomes increasingly developed, these habitats are fragmented and wildlife is pushed out.

There is also something less measurable, but just as important - the character of the landscape itself. Many of us have experienced driving through truly beautiful rural areas - open fields, uninterrupted views, and a sense of space. But when development begins to spread in clusters, that character slowly changes. It becomes more fragmented, less natural, and ultimately loses what made it special in the first place.

This decision is not just about one request; it sets a precedent. Approving this rezoning makes it easier for similar requests to follow, gradually eroding the protections that A1 zoning is intended to provide.

Our family chose to live in this area because of what it is today. I respectfully ask the commission to consider the long-term impact of this decision and to preserve the environmental integrity and rural character of this community by denying this rezoning request.

Thank you for your time and consideration.

Sincerely,



Ashley Ryan

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Attachment D

Rec. 4/27/26 by m.s.

Sheri Ryan
34270 Wheat Trail
Goodhue MN 55027

April 20, 2026

Goodhue County - Planning Advisory Commission
509 West 5th Street
Red Wing , MN 55066

Re: Opposition to Map Amendment Request – Section 11, Belle Creek Township

Dear Members of the Planning Advisory Commission,

I am writing to formally express my opposition to the proposed Map Amendment request to rezone land in Section 11 of Belle Creek Township from A1 (Agriculture Protection) to A2 (Agriculture).

Our family owns and operates land in the neighboring sections, including property directly adjacent to the land in question. Because of this, we would be directly and immediately impacted by any changes to zoning and land use in this area.

The A1 zoning designation exists to protect high-quality agricultural land and preserve the long-term viability of farming in Goodhue County. Rezoning a significant portion of land from A1 to A2 opens the door to increased residential development, which is not consistent with the intent of protecting prime farmland.

This proposal raises concerns not only about the immediate impact to neighboring agricultural operations, but also about the long-term implications for our community. This is how farmland gets chipped away—one rezoning at a time. Incremental changes like this lead to fragmentation of farmland, conflicts between residential and agricultural uses, and increased pressure on farmers who are actively working the land.

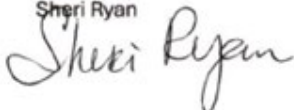
Agriculture is a vital part of our local economy, as well as our community's identity and heritage. Preserving large, contiguous areas of farmland is essential to maintaining efficient operations and supporting future generations of farmers.

Approving this amendment would set a precedent that may encourage similar requests, gradually weakening the protections that A1 zoning is intended to provide. Once land is rezoned and developed, it is extremely difficult—if not impossible—to return it to productive agricultural use.

For these reasons, and due to our direct proximity and stake in this land, I respectfully urge the Planning Advisory Commission to deny this Map Amendment request and uphold the integrity of the A1 Agriculture Protection designation in Section 11 of Belle Creek Township.

Thank you for your time and consideration.

Sincerely,
Sheri Ryan



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Attachment E

Rec. 4/27/26 by ms.

4/27/2026

Good evening,

My name is Greg Ryan. My wife, Cindy and I live on the property adjacent to Section 11 which is the parcel in discussion. We have lived on our farm for approximately 45 years. We are here tonight to ask that the rezoning of Section 11 be denied for the following reasons...

When the Peterson family purchased this parcel, they knew full well that there were no building sites available.

Rezoning this land would open the door to multiple additional homes within our farming community. The property was zoned as it is for a reason. We chose to live in a farming community, and it is important to preserve that character.

Another point is that 350th Street borders Section 11 along the north side, except for approximately a quarter mile where it shifts into Section 2. Additionally, 165th Avenue runs through the center of the section. This configuration results in only about 1 ¾ miles of public roadway access which could lead to multiple houses being built in a condensed area.

An increase in housing density in a farming community brings in an influx of residents who may not be accustomed to the smells and the sounds of farming equipment at all hours of the day or night which could create issues.

We do not want to see the character of our rural farming community evolve into a bedroom community. Preserving the current zoning helps protect the character and long-term sustainability of the area.

We appreciate your time and consideration of our request.

Gregory L Ryan



Cindy Ryan

