

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
August 18th, 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: Charlie Dicke, Carol Overland, Richard Miller, Chris Buck, Todd Greseth, and Marc Huneke

Commissioners Absent: Christopher Warrington

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

1. Approval of Agenda

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

Motion carried 6:0

2. Approval of Minutes

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

Motion carried 6:0

3. Conflict/Disclosure of Interest

No conflicts or disclosures.

4. Tabled Review:

Savannah Carlson rezoning request (map amendment) in Florence Township

Smith presented the staff report and attachments.

³Motion by Commissioner Huneke to remove the Carlson Rezone from the Tabled items, seconded by Commissioner Overland.

Motion carried 6:0

⁴It was moved by Commissioner Miller and seconded by Commissioner Huneke 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 map amendment request from Savannah Carlson for a rezoning from A-2 to R-1.

Motion carried 6:0

5. Public Hearing(s):

William Hollar rezoning request (map amendment) in Pine Island Township

The Planning Advisory Commission will hold a public hearing and consider a request submitted by William Hollar, 21444 County 11 Blvd, Pine Island MN, to consider the re-zoning of property, described as part of the E 1/4 OF the NW 1/4 of

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Section 27 Twp 109 Range 15, approximately 30 acres. Parcel 39.027.0300. Mr. Hollar is requesting the rezoning from A1 Agricultural Protection to R1 Suburban Residence to allow for the creation of two new building sites.

Smith presented the staff report and attachments.

William Hollar stated that he went to the county board when he had built his home. He understands the density rules. He is being pushed because of the County 11 road work that is being planned. The Highway Department would like to include approaches as part of their work.

Commissioner Overland asked if a Conservation Subdivision was considered.

Commissioner Miller stated that Pine Island Twp voted the Rezoning to R-1 down at their last meeting.

Commissioner Overland asked if a condition could be added.

Chair Buck Opened the Public Hearing

No one spoke at the public hearing.

⁵After 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 6:0

⁶It was moved by Commissioner Greseth 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
- With the amendment of a recorded easement for access to the County land to the north, and

Recommend the County Board **Deny** the request submitted by William Hollar to consider the re-zoning of parcel 39.027.0300 from A-1 (Agricultural Protection) to R-1 (Suburban Residence) to allow for the creation of two new building sites.

Motion carried 6:0

Michael Ferrin rezoning request (map amendment) in Cannon Falls Township

The Planning Advisory Commission will hold a public hearing and consider a request submitted by Michael Ferrin on behalf of Stephen Ferrin, for property located west of Hay Creek Hills Drive, described as part of the SW1/4 OF SE1/4 of Section 7, Twp 112 Range 14, approximately 9 acres. Parcel 34.007.0801. Mr. Ferrin is requesting the rezoning from A2 Agricultural to R1 Suburban Residence to allow for the creation of a new building site.

Smith presented the staff report and attachments.

Michael Ferrin stated that they aspired to build a home on the southern parcel. (Handed out an aerial image of the parcel [Fig. 2], property tax statement [Fig. 3], and the parcel survey [Fig. 4]). Mentioned that he got a quote for the driveway from a contractor today. Also described was a home that could be placed.

Commissioner Buck asked if that was the road shown in the picture.

Ferrin stated that it is a state road on state property.

Commissioner Overland asked what the voltage is the powerline is.

Chair Buck Opened the Public Hearing

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John Title 30619 Hay Creek Hills Drive Red Wing, MN 55066. Read the following letter to the Commissioners. (See Fig. 1.)

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

Motion carried 6:0

Commissioner Miller asked staff if the land to the southwest is zoned R-1.

Smith stated it is a platted subdivision, zoned R-1. That was platted in 1987.

Commissioner Greseth asked staff if platting this parcel would change anything?

Smith stated that platting doesn't change the zoning. The R-1 district is not intended to be used as spot zoning but rather as a district for development.

Commissioner Miller agreed with the staff and mentioned that spot zoning can have unwanted consequences.

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

- Adopt the staff report into the record
- Accept the application, testimony, exhibits, and other evidence into the record
- With the amendment of a recorded easement for access to the County land to the north, and

Recommend the County Board Deny the request submitted by Michael Ferrin on behalf of Stephen Ferrin to rezone parcel 34.007.0801 from A-2 (Agricultural) to R-1 (Suburban Residence) to allow for the creation of one new building site.

Motion carried 6:0

Randall Rechtzigel rezoning (map amendment) in Cannon Falls Township

The Planning Advisory Commission will hold a public hearing and consider a request submitted by Randall Rechtzigel for property located east of Highway 52, described as part of Block 1 of the Evolve Addition, located in the Section 30 Twp 112 Range 17, on approximately 2.4 acres. Parcel 28.130.0020. Mr. Rechtzigel is requesting the rezoning from B Business to I Industrial to allow for a building material storage yard.

Smith presented the staff report and attachments.

Randy Rechtzigel stated that he has owned this property for 30 years and wanted to develop it. The city of Cannon Falls had some plans in mind, but nothing materialized due to the cost of running utilities to the parcels.

Commissioner Overland asked how this parcel has road access.

Rechtzigel stated that Ash Ct does run down to the beginning of this parcel. Ash Ct goes from paved to gravel.

Chair Buck Opened the Public Hearing

No one spoke at the public hearing

⁹After Chair Buck called three times for comments, it was moved by Commissioner Huneke and seconded by Commissioner Miller to close the Public Hearing.

Motion carried 6:0

¹⁰It was moved by Commissioner Huneke and seconded by Commissioner Overland for the Planning Advisory Commission to:

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- Adopt the staff report into the record
- Accept the application, testimony, exhibits, and other evidence into the record
- With the amendment of a recorded easement for access to the County land to the north, and

Recommend the County Board **Approve** the request submitted by Randall Rechtzigel for the re-zoning of parcel 28.130.0020 from B (Business) to I (Industrial) to allow for a building material storage yard.

Motion carried 7:0

John Lund Rezoning (map amendment) in Florence Township

The Planning Advisory Commission will hold a public hearing and consider a request submitted by John Lund for property located at 29904 County 2 Blvd, Frontenac, MN, legally described as part of government lot 3 in Section 12, Twp 112, Range 13, comprising approximately 3 acres. Parcel 32.012.0400. Mr. Lund is requesting the rezoning from CR Commercial Recreation to R1 Suburban Residence to allow for residential use of the property.

Smith presented the staff report and attachments.

Chair Buck Opened the Public Hearing

No one spoke at the public hearing.

¹¹**After Chair Buck called three times for comments, it was moved by Commissioner Huneke and seconded by Commissioner Miller to close the Public Hearing.**

Motion carried 6:0

Commissioner Greseth asked if there is a potential for up to 3 homes.

Smith stated that this lot can have up to three dwellings in total. Keep in mind that if two more lots are added, they would need to be platted.

Commissioner Overland asked if it was possible to add a condition to remove the second driveway.

Smith stated that we really don't know why that second driveway was installed.

Commissioner Miller stated that a second drive would be helpful.

Commissioner Greseth asked if there were homes nearby and how close they were.

Smith stated that there are a bunch of R-1 parcels to the north.

Commissioner Overland stated that this house used to be the caretaker's home for the Villa Maria.

Smith stated that Florence Township has agreed to have this parcel rezoned to R-1.

Commissioner Greseth asked when the septic system was built and asked if, at the time of the septic installation, there was a consideration for a second dwelling.

Smith stated that a new septic system was installed for the sale of the property, but doesn't know if it was sized for a second dwelling.

Commissioner Huneke asked if it would meet all the required setbacks for the R-1 District.

Smith explained the Shoreland, Floodplain, and septic system setbacks for each article for the R-1 District.

Commissioner Huneke stated that it feels more acceptable for this parcel to be rezoned to R-1 based on the Shoreland and Floodplain districts.

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Commissioner Miller stated that it needs to be rezoned out of the CR district, and we have to decide what it should be rezoned to.

¹²It 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
- With the amendment of a recorded easement for access to the County land to the north, and

Recommend the County Board Approve the request submitted by John Lund for the rezoning of parcel 32.012.0400 from CR (Commercial Recreation) to R-1 (Suburban Residence) to allow for residential use of the property.

Motion carried 7:0

6. Other Discussion

a. Staff Update on Solar Financial Security Review

Smith explained that the county board is asking if an amendment needs to be updated/added to Article 19 solar energy systems regulations on Solar Financial Securities. Asked Commissioners what information they would need to consider this item.

Commissioner Miller started to look into battery storage to amend the ordinances.

Commissioner Overland stated that she has dealt a bit with solar systems. Limited Liability Companies have a tendency to disappear. There tends to be language in these leases that, should the company disappear, the landowner can take on the decommissioning, and having a firm decommissioning plan is advisable.

Smith stated that we need to decide what dollar amount should be set as financial security.

Commissioner Overland stated that it does make sense to have the county involved in this for landowners.

Smith stated that the county doesn't have a language in the wind section pertaining to financial security. This would also be a great time to, if wanted, add a section regarding battery storage. Also, read the decommissioning plan.

Commissioner Greseth stated that escrows are good, but he writes bonds all the time.

Smith stated that what the county is also doing is protecting the landowners. Asked the commissioners if they are in support of discussing financial securities.

All commissioners agreed.

Smith discussed the differences between a Utility scale, Commercial scale, and residential solar projects.

Asked at what size we should require financial security

7. ¹³ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 7:26 p.m.

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Motion carried 7:0

Respectfully Submitted,
William Lenzen, Zoning Assistant

MOTIONS

¹ **APPROVE the PAC meeting agenda.**

Motion carried 6:0

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

Motion carried 6:0

³ **Motion to remove the tabled item.**

Motion carried 6:0

⁴ **Approve the Carlson Rezone A-2 to R-1.**

Motion carried 6:0

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

Motion carried 6:0

⁶ **Deny the Hollar Rezone A-1 to R-1.**

Motion carried 6:0

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

Motion carried 6:0

⁸ **Deny the Ferrin Rezone A-2 to R-1.**

Motion carried 6:0

⁹ **Motion to close the Public Hearing.**

Motion carried 6:0

¹⁰ **APPROVE the Rechtzigel Rezone B to I.**

Motion passed 6:0

¹¹ **Motion to close the Public Hearing.**

Motion carried 6:0

¹² **APPROVE the Lund Rezone CR to R-1.**

Motion passed 6:0

¹³ **ADJOURN. Motion to adjourn the meeting.**

Motion carried 6:0

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[Figure 1]

John Tittle
Jean Egbert
30619 Hay Creek Hills
Dr.

August 18th 2025 Ferrin Land, zoning change:

My name is John Tittle, my wife, Jean, and I live in the place next to the subject property. We urge the application be denied. But not for the reason you might guess. Not too long ago Goodhue County faced the threat of large scale, open pit frac sand mines. I was on the committee which worked for over a year to write zoning related to frac sand mining that would maintain the character and quality of rural Goodhue County.

The county attorney drilled into our heads that zoning rules and their enforcement needed to be logical and consistent. To stray from this concept would be to risk lawsuits and breakdown of zoning control. The words he used at the time, I believe, were actions by the county that could be seen as legally random and capricious."

The land in question could be referred to as a hobby farm, a house and a small amount of acreage. Our land next door and many, many other parcels in Goodhue County are similar. If a zoning change is randomly granted to this particular property, everyone else in the same situation will want the ability to rezone their land just because they want to build a house.

Theoretically, it could start with us. Having a house appear just a few hundred feet away from us might affect the value of our place. When the time came for us to sell we might want to recover that money. It would only be logical to ask for a zoning change.

Residential lots are *more* expensive than agricultural land. Why wouldn't working farms want to start selling off parts of their land as well?

People from the twin cities look out and see farm land and imagine they can just build a house in that spot. There is endless demand for a five or ten acre place in the country. If we let it work in that way, we have effectively decided Goodhue County is a suburb, like Eagan or Apple Valley.

This land appeared on MLS as an ideal building site and went under contract almost immediately. The Realtor involved stated to me a new buyer could gain access to the property by building a driveway straight up a hillside from Hay Creek Hills Drive. A plan that I suspect directly contradicts Goodhue County's bluffland zoning ordinance. He made no mention of the thousand foot rule for set back from other rural properties.

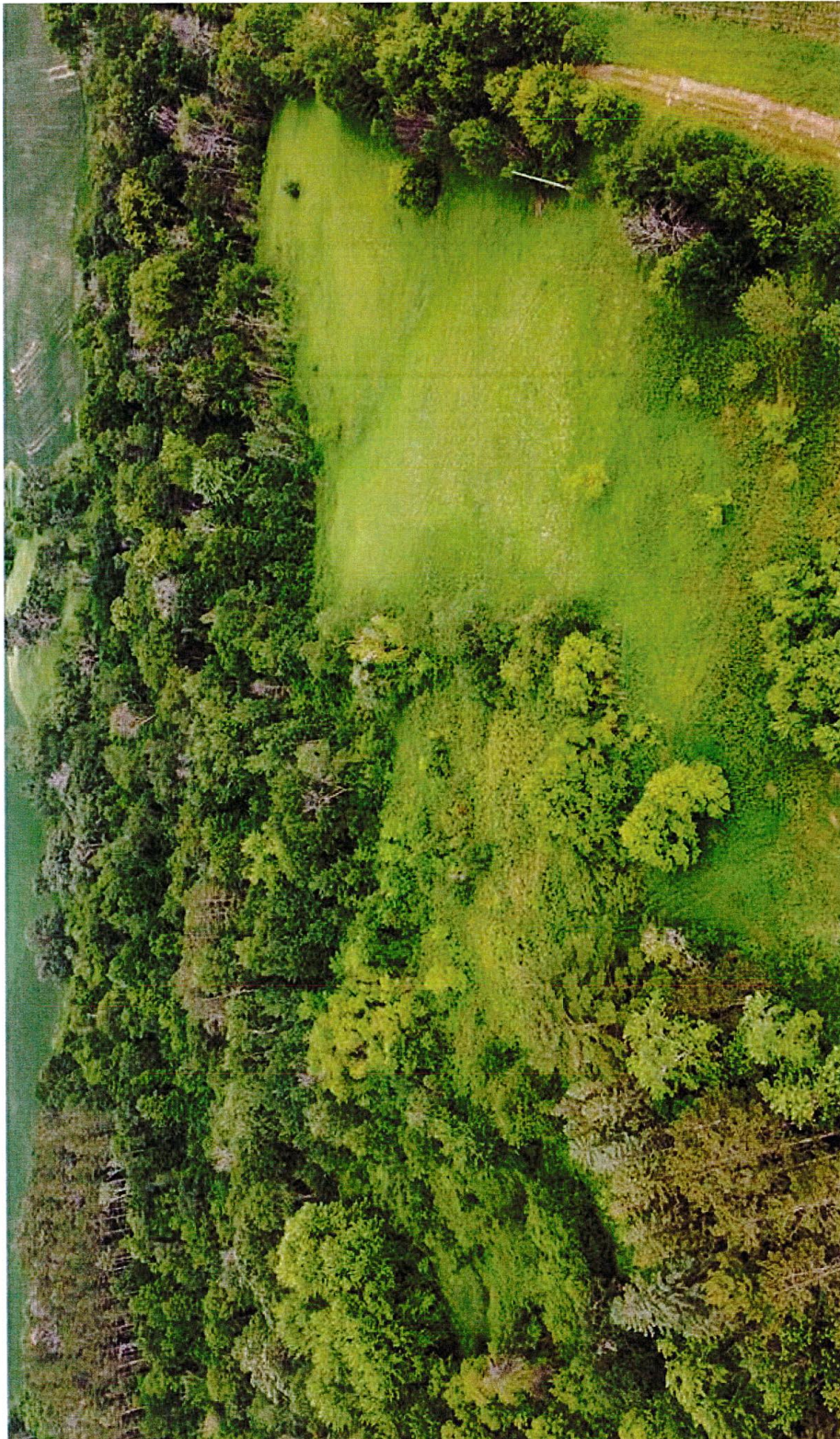
Perhaps there was a plan submitted that I am not aware of, but with the information I have, it looks like the Realtor either failed to do his homework or chose to ignore well established zoning rules in his representation of the property. I have my doubts that there is a seriously thought out plan.



Any applicant for a zoning change should be able to demonstrate how their specific plan fits into the goals of the current county zoning system.

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[Figure 2]

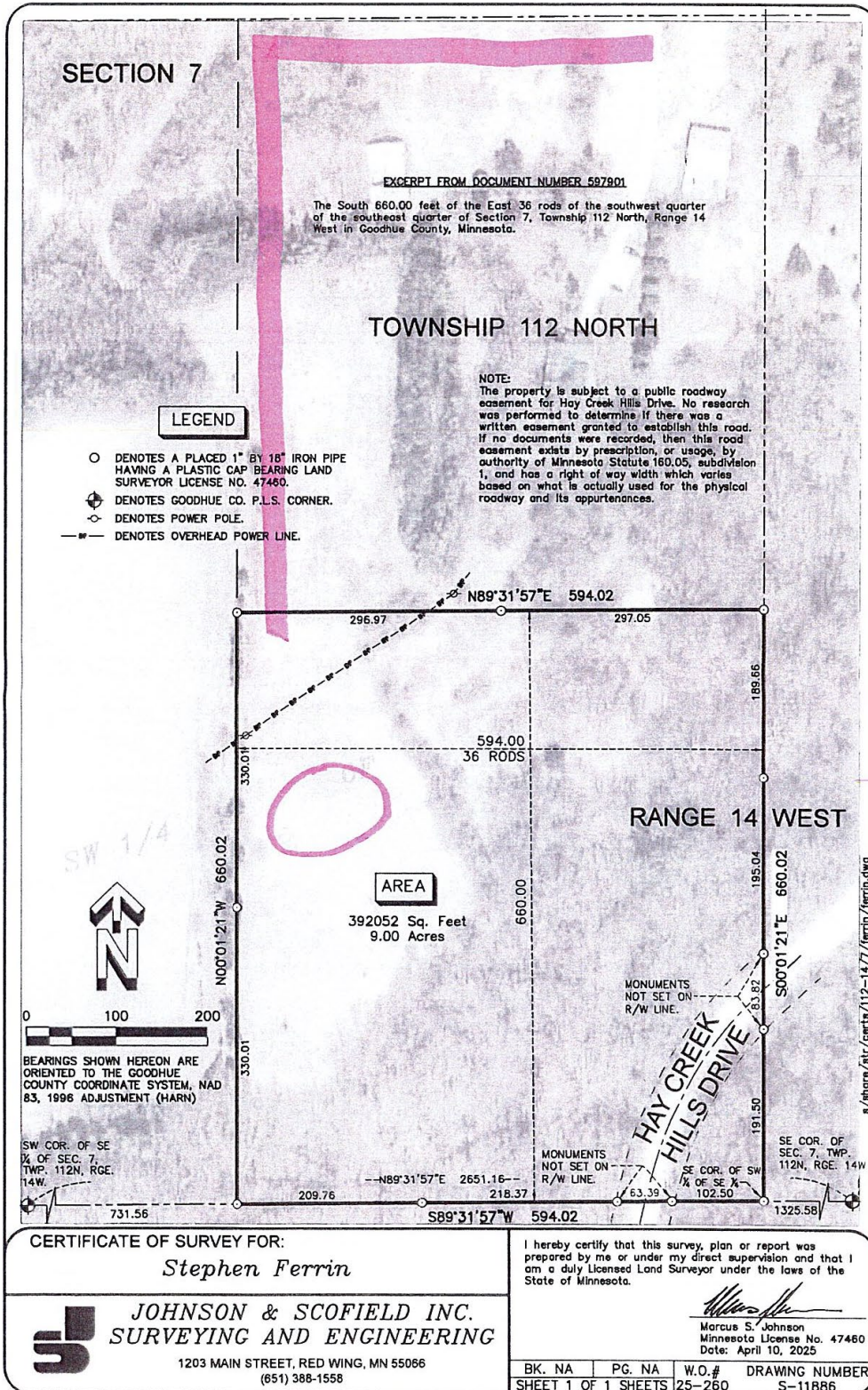


THE PAC

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[Figure 3]



BY THE PAC

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[Figure 4]

HOME

DEPARTMENTS

Basic Search

Advanced Search

Map Search

Property Overview

Pay Taxes Online

Property Taxes Due

Property Tax Pay History

Property Owner

Property Owner History

Property Tax Details

Special Assessments

Proposed Tax Notice

GIS Parcel Map

Photos

Building Sketches

Property Values

Additional Structures

Commercial/Apt. Buildings

Land Information

Manufactured Homes

Multi Parcel Groups

Property Divisions

Residential Buildings

PARCEL ID: 340070801

STEPHEN J FERRIN

ROLL: REAL PROPERTY

Record Navigator

1 of 1

Asmt Year 2025

Parcel

Assessment Year: 2025

Pay Year: 2026

Property Address:

City:

State:

Zip:

Market NBHD: 119 - 34 HAY CREEK TWP-R

Class: 201 - 1A/1B/4BB RESIDENTIAL SINGLE UNIT

Land Use Code:

Deeded Acres 9

Plat: -

Lot

Block

Section-Twp-Range 07-112-014

Tax District: 3402 - HAY CREEK 256

Town/City 010010 - HAY CREEK TWP

School District: 020256 - SCHOOL DISTRICT 256

TIF Project # -

Parcel Status

Homestead Y

Relative Homestead N

Legal

SECT-07 TWP-112 RANGE-014 9.00 AC DOC#597901 S660FT OF E36RDS OF SW1/4 OF SE1/4 SEC 7-112-14 RED 7/8/86

Actions

Neighborhood Sales

Printable Summary

Printable Version

Reports

Value Notice

Tax Statement

Proposed Tax Statement

Goodhue County Government Center

509 W 5th Street

Red Wing, MN 55066

Phone: 651-385-3040

Departments Employment

Bid Notices

Calendar

FAQ

Login

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