

To: Goodhue County Planning Advisory Commission
From: Megan Smith, Land Use Management Director
Meeting Date: July 21, 2025
Report Date: July 11, 2025

AGNEDA ITEM:

Hold a public hearing and consider a request to rezone property from A2 (Agricultural) to R1 (Residential) in Section 15 of Florence township.

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a request submitted by property owners/applicant, Savannah Carlson, 10321 Grand Oaks Trail, Woodbury, MN 55129, for a re-zoning of property located off of 305th Street in Frontenac MN, located in Florence Township, Legally Described as: THE E 1/2 OF THE NE 1/4 OF SECTION 15, TWP 112, RANGE 13, GOODHUE COUNTY, MN. Ms. Carlson is requesting a re-zoning from A2 Agricultural to R1 Suburban Residential, to allow for future residential use of the property. Tax Parcels: 32.015.2402 and 32.015.2400

APPLICATION INFORMATION:

Applicant: Savannah Carlson, 10321 Grand Oaks Trail, Woodbury MN
Address of zoning request: XXX 306th Street, Frontenac MN
Parcels: 32.015.2402 and 32.015.2400
Township: Florence Township
Current Zoning District: A-2 (Agriculture District)

ATTACHMENTS:

- Application as submitted
- Site Maps prepared by staff

MAP AMENDMENT (REZONE) PLANNING REVIEW AN SUMMARY

Request for map amendment to rezone parcel 41.180.0060 from R-1 (Suburban Residence District) to A-2 (Agriculture District) to allow for the construction of a single-family home. The density limit of the A2 district for this section has been reached, and is already exceeding density limits with 14 homes, when only 12 are allowed.

Property Information:

- The subject property is vacant land and is comprised of two tax parcels that total 4.8 acres.

- Adjacent properties are zoned R1 to east, which is a platted residential subdivision named Frontenac Heritage Acres.
- An active mining operation exists to the south and west of the property. This mining operation existed prior to the platting of the nearby lots to the East.
- The active mine is 57 acres, with an additional 108 acres in area that could be mined in the future.
- The site is considered unbuildable unless two approvals occur: 1) a re-zoning to residential, and 2) a variance from the 1000-foot mining site setback is approved.
- Ms. Carlson has submitted an application for a variance, which is being considered at the July 28, 2025, Board of Adjustment meeting.

Planning Information:

- The R1 District’s purpose is “intended to provide a district which will define and protect areas suitable for low to medium density residential development as the principle land use and to allow related facilities desirable for a residential environment.”
- The majority of the County’s R1 district are either platted residential subdivisions, or lands that are well suited for residential development. They are often near cities and have access high volume highways or roads. The County’s ordinances take into consideration that land zoned R1 may at some point be connected to a public water supply and a municipal wastewater treatment system.
- At this point, the village of Frontenac is unincorporated and has no known plans to incorporate or build a wastewater treatment facility.
- Although the site is adjacent to a residential subdivision, it was not platted as part of the subdivision. It is considered un-platted land.
- It should be noted that although the current owner has expressed desire to build a home on this site and acknowledges that it would be built close to a mining operation, the County must consider future owners and occupants of the land when re-zoning a site to residential.
- Mining concerns: dust, vibration, issues with trespassing, noise, truck traffic from hauling, can all lead to conflicts between land uses. The County has prohibited homes within 1000 feet from mining sites. This home would be between 200 and 400 feet from the edge of the mine, and the yard right next to the edge of the mine.

Goodhue County Comprehensive Plan:

- The Comprehensive plan classifies this area as having high, to very high ground water contamination sensitivity.
- The plan notes that “it remains essential that the County’s rural land use policies recognize the need to keep aggregate resources needed to supply local and regional infrastructure and development projects accessible into foreseeable future.”

Based on the fact that the site is located directly next to an active mining site, staff is recommending the Commission deny the re-zoning request.

STAFF RECOMMENDATION:

Staff recommends the Planning Advisory Commission:

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

Forward a recommend the County Board of Commissioner to **DENY** the map amendment request from Savannah Carlson for a rezoning from A2 to R1 based on the following findings:

1. The property is too close to an active mining site in Florence township, and the operations associated with mining sites are not suitable for new residential housing directly adjacent to the mining site.
2. The request is not in compliance with the County's Comprehensive Plan which states that residential development should only be allowed in areas well suited for development.

RECEIVED

JUN 18 2025

Land Use Management

APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME: <u>Savannah Carlson</u>	
APPLICANT'S ADDRESS: <u>10321 Grand Oaks Trl</u> <u>Woodbury MN 55129</u>	

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

- ☒ Map Amendment - Parcel: 320152400; Current District: A2 Requested District: R1
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____

1. Stated reason for map amendment(s) requested:

to be able to build a home on property that was sold to me as buildable land.

2. Proposed future use(s) of the property to be rezoned:

Build a home. Residential

3. Compatibility of the proposed zoning district with existing land uses in the area:

Multiple other homes in the area, only vacant lot other land plots for sale ready to build on.

4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:

Applied for variance, if approved would like to rezone to R1. Property was listed as R1 & A2 (two parcels), but it is all A2. I am trying to make this property work out for us.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

1. The information presented is true and correct to the best of my knowledge.
2. If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by certified USPS.
3. Other information or applications may be required.

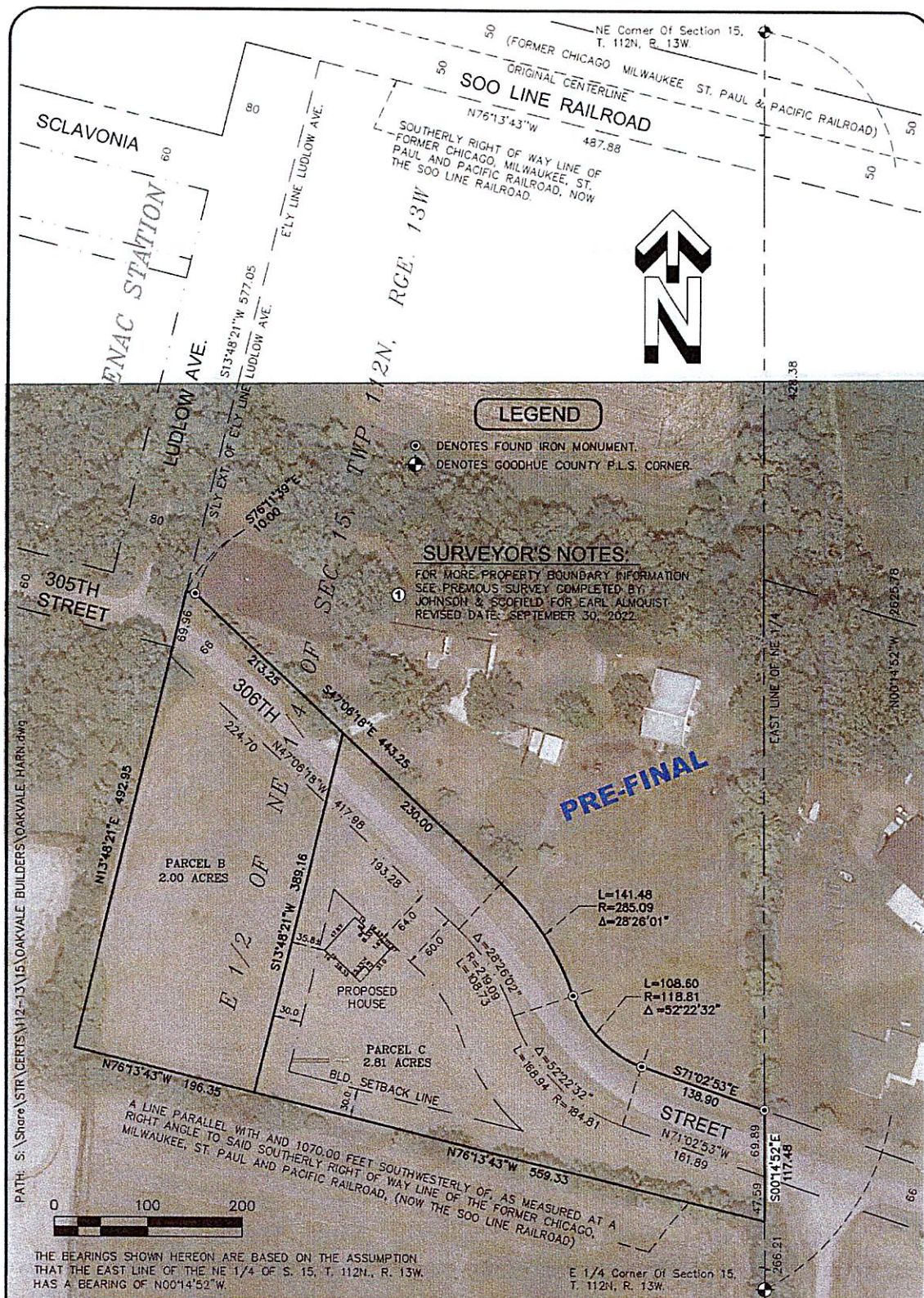
Signature: [Signature]

Date: 6/9/25

Print name: Savannah Carlson owner or authorized agent

Realtor sold property listed as parcel 320152400 R1 and 320152402 as A2. Florence township rezoned to R1 in 2021 or 2022. Owner of property never applied with the county to rezone. They were under the assumption it was now R1 & could be sold as such. It was sold to me in March 2025 as R1 & A2 but that is not the case and if I cannot make this property work out to build on, I am left with vacant land that is almost useless to me.

I am simultaneously applying for a variance in hopes to bypass the 1000ft of a mine restriction as that was never disclosed to me.



CERTIFICATE OF SURVEY FOR:
OAKVALE BUILDERS, INC.
 C/O DAN ENBERG



JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING

1203 MAIN STREET, RED WING, MN 55066
 (651) 388-1558

I hereby certify that this survey, plan or report was
 prepared by me or under my direct supervision and that I
 am a duly Licensed Land Surveyor under the laws of the
 State of Minnesota.

PRE-FINAL

Marcus S. Johnson
 Minnesota License No. 47460
 Date: April 24, 2025

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	25-350	S-11917	

MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
July 21, 2025

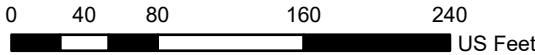
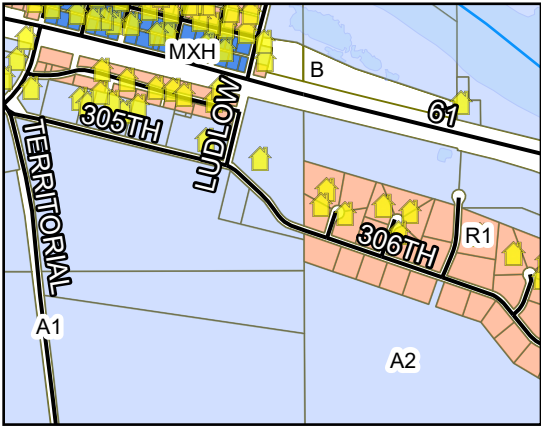
Savannah Carlson (Owner)
A-2 Zoned District.

The E 1/2 of the NE 1/4 of Section
15 TWP 112 Range 13 in
Florence Township.

Request for a Rezoning of two parcels
from zone A-2 Agricultural Protection to
R-1 Suburban Residential.

Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | |
| Historic Districts | FEMA Flood Zones |
| Parcels | 2% Annual Chance |
| Registered Feedlots | A |
| Dwellings | AE |
| Municipalities | AO |
| | X |

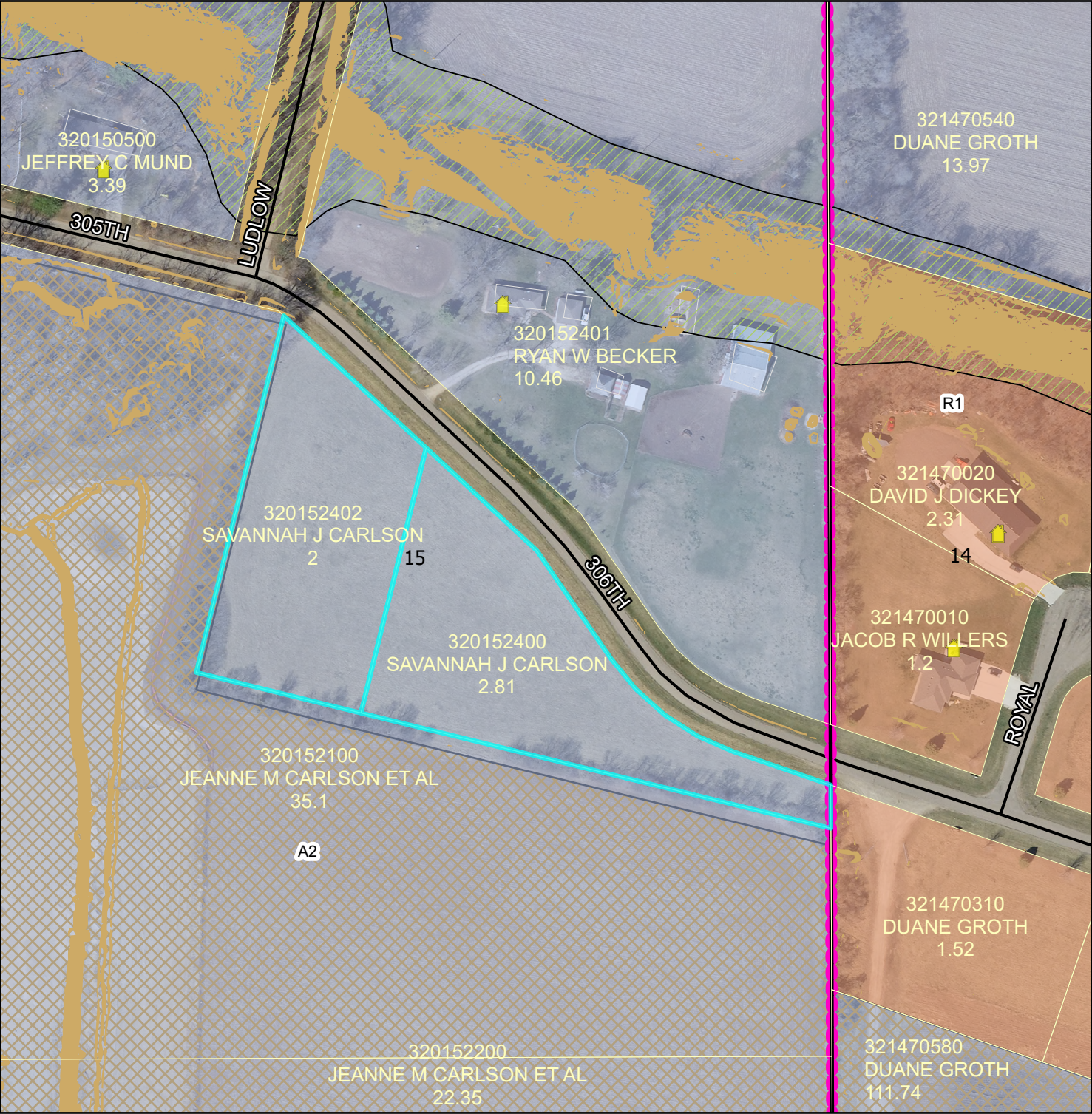


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MAP 01: PROPERTY OVERVIEW



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Public Hearing
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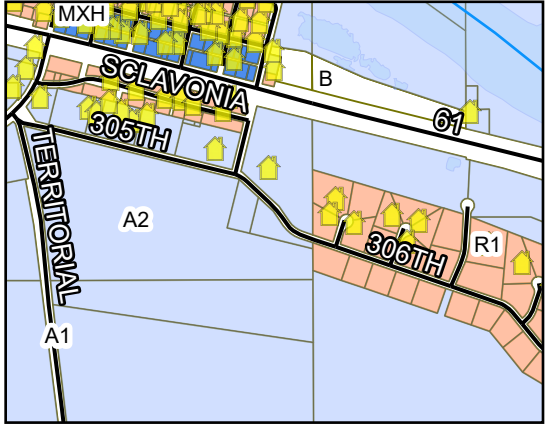
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| Municipalities | AO |
| | X |



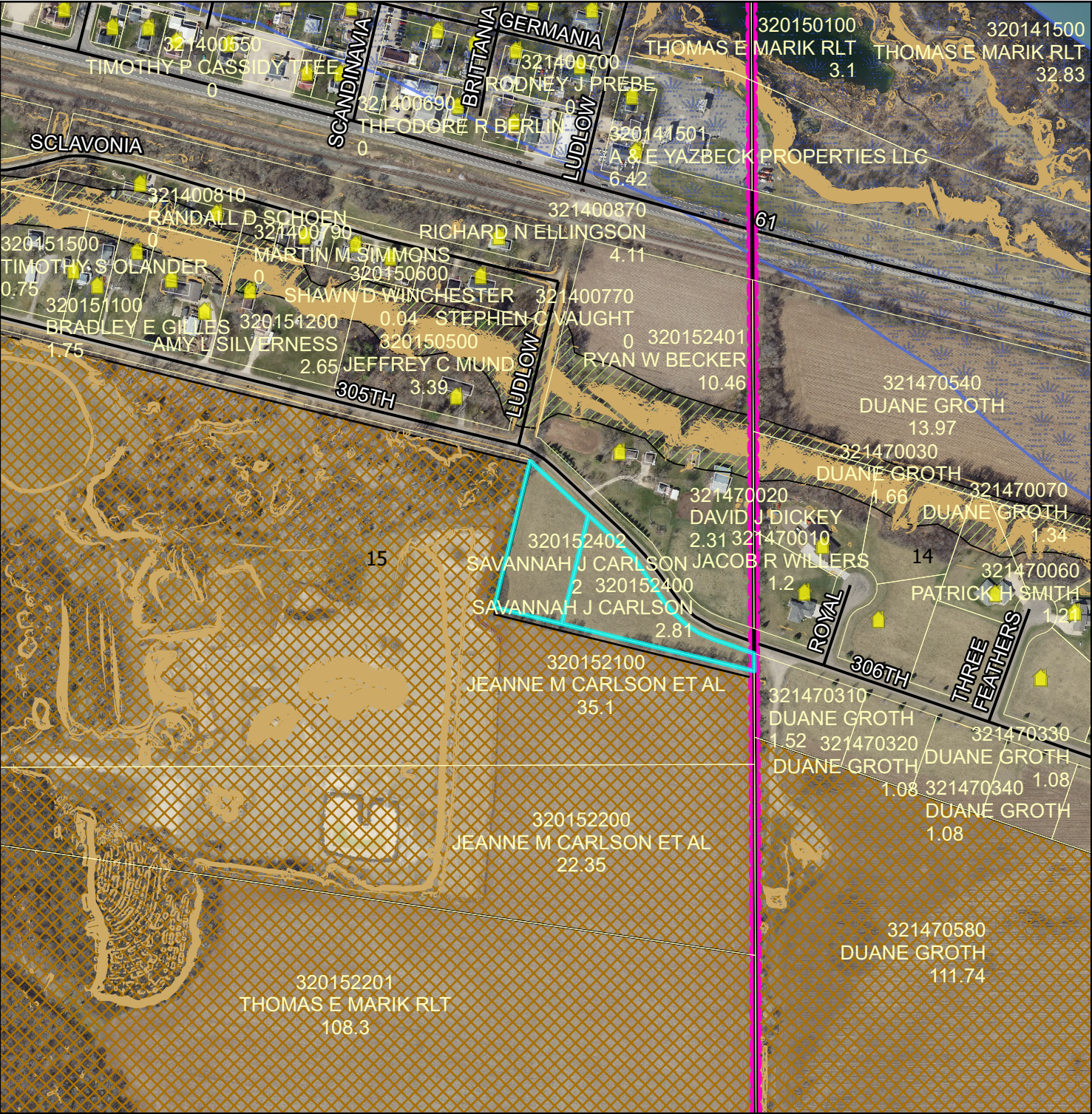
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MAP 02: VICINITY MAP



PLANNING COMMISSION

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July 21, 2025

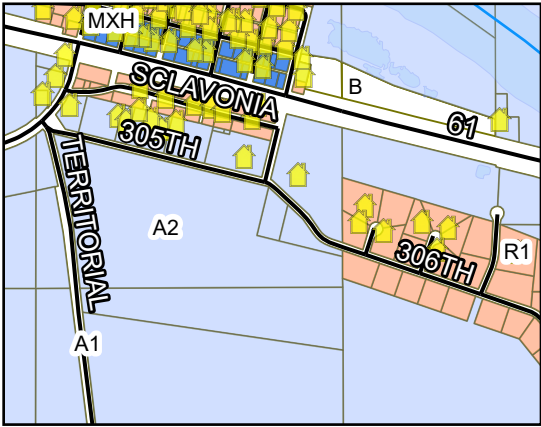
Savannah Carlson (Owner)
A-2 Zoned District.

The E 1/2 of the NE 1/4 of Section
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Florence Township.

Request for a Rezoning of two parcels
from zone A-2 Agricultural Protection to
R-1 Suburban Residential.

Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | |
| Historic Districts | FEMA Flood Zones |
| Parcels | 2% Annual Chance |
| Registered Feedlots | A |
| Dwellings | AE |
| Municipalities | AO |
| | X |



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