

**PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
June 16<sup>th</sup>, 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**

<sup>1</sup>Motion by Commissioner Miller; seconded by Commissioner Warrington to approve the meeting agenda.

**Motion carried 7:0**

**2. Approval of Minutes**

<sup>2</sup>Motion by Commissioner Overland; seconded by Commissioner Huneke to approve the previous month's meeting minutes.

**Motion carried 7:0**

**3. Conflict/Disclosure of Interest**

*Commissioner Buck will abstain from the David and Ann Buck request item.*

**4. Public Hearing(s):**

**PUBLIC HEARING: Conditional Use Permit for Commercial Solar Array**

The Commission will review an application for a conditional use permit, submitted by Kenyon Solar 1, LLC., and agent for David Wickum at 4578 County 12 Boulevard, Kenyon MN, for a 4-megawatt solar energy system. The property is zoned A1 Agricultural Protection, on Parcel 36.011.0200, located in the SE quarter of the NW quarter of Sec 11, TWP109, Range 18, Kenyon Township, Goodhue County, MN.

*Smith presented the staff report and attachments.*

*Commissioner Overland stated that it is great to see a berm. She is concerned about erosion and water runoff. Also had concerns about all the impervious surface and how Excel Energy is handling line maintenance with the increase in energy generation.*

*Applicant stated that the MPCA (Minnesota Pollution Control Agency) ran calculations and said it all looks good, and Goodhue County Soil and Water Conservation District said that slope of the parcel does pose some challenges. They also addressed Commissioner Overland's concerns stating that if these solar systems increase the capacity of Excel Energy's lines that the company would take those charges.*

**Chair Buck Opened the Public Hearing**

*No one spoke for or against.*

<sup>3</sup>After 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**

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*Commissioner Greseth stated that he feels that people who own land should be able to make money how they want.*

**<sup>4</sup>It 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; and

Recommend the County Board **approve** the submitted by Kenyon Solar 1, LLC., and agent for David Wickum at 4578 County 12 Boulevard, Kenyon MN, for a 4-megawatt solar energy system. The property is zoned A1 Agricultural Protection, on Parcel 36.011.0200, located in the SE quarter of the NW quarter of Sec 11, TWP109, Range 18, Kenyon Township, Goodhue County, MN. With the following conditions.

1. The owner or applicant will notify the County after the 25-year lease period to verify if the project will be decommissioned or if the lease will be renewed for a 5-year term.
2. The project is subject to the Minnesota Solar Energy Production Tax, and the owner/applicant is responsible to remind all reports and payments in accordance with state law.

**Motion carried 7:0**

**PUBLIC HEARING: Conditional Use Permit Request David and Ann Buck**

Consider a request submitted by MSA Professional Servies, an agent for David and Ann Buck, 37298 180th Avenue, Goodhue MN, for a feedlot expansion and amendment to an existing Conditional Use Permit for over 500 animal units. The owners are proposing a phased expansion of the feedlot for up to 2,596 animal units. The property is Zoned A1 Agricultural Protection, on Parcel 33.019.0400, located in NW quarter of Sec 19, TWP 111, Range 15, located in Goodhue township, Goodhue County MN.

*Smith presented the staff report and attachments.*

*Commissioner Greseth left to attend another meeting*

*Commissioner Buck abstained from this hearing item.*

*Commissioner Overland stated that there should be a condition about the Environmental Review*

*Smith clarified that the Buck Variance was approved at the May Board of Adjustment meeting.*

*DJ Buck stated that environmental reviews are when you increase the animal units by 1000.*

**Vise Chair Huneke Opened the Public Hearing**

*Ben Dvorak (Goodhue County Soil and Water Conservation District) stated that there are no wetlands, no bluff, when everything is constructed, it will be a total of 4 acres of impervious surface. There will be a detention basin. Doesn't know in which direction the roof is sloping. He still has questions about storm water management.*

*Kelsey Petit (Feedlot Officer) stated that this is a state enforced site through the MPCA. She asked what is the final animal unit count for phase one?*

*Smith stated that the Bucks should clarify what the total animal units will be for each phase.*

*Smith read letters from*

*From: Dustin Luhman / Sent: Tuesday, June 10, 2025 8:59 AM / To: 'megan.smith@goodguelcountymn.gov'  
megan.smith@goodguelcountymn.gov / Subject: Buck family farm expansion*

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Too whom it may concern, I am writing to let the county know that I am good to go with the Buck farm expansion plan. My family and I are one of their closest neighbors in relation to the Dairy site. The Buck's are a great family to have in our area and they execute a very well-run business on their farm.

Respectfully,

Dustin Luhman C: 651-380-0335

Dan Agenten / June 9, 2025 / To: Goodhue County Planning Commission / From: Dan Agenten

Dear Planning Commission, My name is Dan Agenten and I live at 37882 190<sup>th</sup> avenue in Goodhue township approximately 1 mile from the Buck expansion. I have been living near them for many years and have had great experiences with them. They do numerous things to take care of the land around them and are sensitive to the neighbors. They also do numerous things for the community donating to a number of organizations as well as opening their farm to the community. With that being said, I am in favor of the Buck expansion.

Thank You



Dan Agenten

Hilbert Strusz / June 9, 2025 / To: Goodhue County Planning Commission / From: Hilbert Strusz

Dear Planning Commission, My name is Hilbert Strusz and I live in Goodhue township approximately 1 mile from the Buck expansion. I have been living near them since they moved there in 1991. They have been good neighbors to deal with. With that being said, I am in favor of the Buck expansion.

Thank You



Hilbert Strusz

Joe Nord / 14 June 2025 / To the Goodhue County Land Use Management and Environmental Health Department.

As the owners of the WillAndy Farm since the passing of our parents, Don and Nancy Nord, and the fact that our land abuts the Buck family land, we would like to submit the following questions and concerns in regards to the Buck family application to expand their feedlot for up to 2,596 animal units:

1. How many animal units does the Buck family have presently?
2. With the request to increase the herd size, what is their calculated increase of water needs and where is the water coming from? If additional wells are dug, how will it affect the regional water table on which many in our community rely? What is the plan for increased manure disposal?
3. What are their plans protect, monitor and disclose the delicate balance of the neighboring waterways/creeks/marshlands?
4. What are their plans to protect, monitor and disclose their neighbors' farmland from detrimental degradation due to the increased demand for water and disposal of manure?
5. Has the the Buck family considered how this increase in herd size will come at a cost to their neighbors? Have they considered that their gain creates a loss in the value of the neighboring land and water? Is the Buck family prepared to pay the cost of new wells should their neighbors' wells run dry or become polluted with manure runoff sourced by their feedlot?

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6. In regards to the above concerns, we hope the Buck family has conducted the appropriate environmental health studies; and if they have not, we request that they do so and submit the findings to this Board and to their neighbors.

Thank you for your time and we await the Buck Family's responses to the above concerns and questions.

Sincerely,

Jo E. Nord Margaret A. Nord Donald R. Otten

On behalf of the WillAndy Farm 36566 180th Avenue

Goodhue, MN. 55027

<sup>5</sup>After Vice Chair Huneke called three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Overland to close the Public Hearing.

**Motion carried 5:0**

DJ Buck stated they are currently rated for 1,775 animal units. This CUP is for a total of 2,596 animal units.

Commissioner Overland asked if the applicants if they should have water permits for the water they use. She also stated that there is no water detention plan stated in the packet.

David Buck stated that the well was drilled 5 years ago. They apply for a water permit every February.

Smith stated that the detention plan is reviewed at the time of the building permit.

Commissioner Overland suggested adding a condition stating that a water retention plan be implemented at the time of their building permit.

<sup>6</sup>It was moved by Commissioner Warrington 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
- Approve Commissioner Overland's added condition of a water retention plan; and

Recommend the County Board approve the request submitted by MSA Professional Servies, an agent for David and Ann Buck, 37298 180th Avenue, Goodhue MN, for a feedlot expansion and amendment to an existing Conditional Use Permit for over 500 animal units. The owners are proposing a phased expansion of the feedlot for up to 2,596 animal units. The property is Zoned A1 Agricultural Protection, on Parcel 33.019.0400, located in NW quarter of Sec 19, TWP 111, Range 15, located in Goodhue township, Goodhue County MN. With the following conditions.

1. A building permit must be approved for all building additions and new construction.
2. The feedlot must comply with all necessary state and federal permits and licensing, including Compliance with Goodhue County Zoning Ordinance: Article 13 Confined Feedlot Regulations, and Article 21, Agricultural Protection District.
3. The owners will cooperate with inspections of the facility in coordination with Land Use staff.
4. Animal manure, when utilized as domestic fertilizer, shall not be stored for longer than one year and shall be applied at rates not exceeding local agricultural crop nutrient requirements except where allowed by permit.
5. That a water retention plan be implemented at the time of their building permit.

**Motion carried 5:0**

**PUBLIC HEARING: Preliminary Plat Review – Spring Garden Nursery Addition**

The Commission will review a platting application submitted by David and Peggy Lorentz, 4900 Scout Ridge Way, Cannon Falls, MN, to subdivide their 6.5-acre property into 3 lots. The property is zoned R1 and contains partial shoreland areas.

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The land is described as tax parcel 41.014.1500, located in the Southeast quarter of Section 14, TWP 112, Range 18, in Station Township, Goodhue County MN.

*Smith presented the staff report and attachments.*

*Commissioner Overland asked if Scout Ridge is a road and who owns it?*

*Smith stated that it is a private road that gives access to 4 families.*

*Applicant stated that Scout Ridge is 20ft wide and he understands that he needs to fulfill all conditions.*

*Commissioner Overland asked the applicant if the road between the existing two dwellings will remain once platted.*

*Applicant stated that he has no issues with that owner using the drive between the two homes.*

**Chair Buck Opened the Public Hearing**

*Ronald Freeberg at 30741 Hwy 19 Blvd (property to the south) stated that the zoning has changed many times over the years. Does the decision tonight supersede the township's decision? The area is congested with dwellings and access drives already. He has concerns about how the current structures are being used.*

*Smith read a letter from Bobby Johnson*

*Dear Board Members,*

*With David and Peggy Lorentz requesting to subdivide their 6.5 acre property into 3 lots I would like to provide you my comments/opinions on the matter, as my wife and I will be out of town for a funeral during the scheduled meeting.*

*First and foremost, my wife and I are against the subdividing of the previously mentioned acreage. We feel that with how the current buildings are situated on the property it would not be feasible for any additional buildable lots. Two additional homes on this 6.5 acres would also add additional strain on Hwy 19, as the only driveway location would be off of the Highway. This area, with the exception of the Lorentz property, has beautiful houses that are well maintained, with owners taking pride in their estates. The Lorentz lot is unkept and reduces the appeal in this area, and adding two more lots will further add to the clutter and disarray. I am not an expert on the Stanton Township regulations, but I believe that this request, if approved, would not meet the minimum acreage requirement in the regulations.*

*We hope that this request is not approved. If this is allowed, we would expect that the surrounding properties would also be granted the same privilege. The Lorentz's are requesting this acreage split as an investment, without care to the surrounding family homes.*

*Very Respectfully,*

*Bobby and Natalie Johnson*

<sup>7</sup>After 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 6:0**

<sup>8</sup>*It was moved by Commissioner Overland and seconded by Commissioner Miller to Table the request for the Spring Garden Addition Plat.*

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**Motion Failed 2:4**

<sup>9</sup>**It was moved by Commissioner Miller 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 of the platting application submitted by David and Peggy Lorentz, 4900 Scout Ridge Way, Cannon Falls, MN, to subdivide their 6.5-acre property into 3 lots. The property is zoned R1 and contains partial shoreland areas. The land is described as tax parcel 41.014.1500, located in the Southeast quarter of Section 14, TWP 112, Range 18, in Station Township, Goodhue County MN. With the following conditions.

1. The Scout Ridge Road address will be terminated, and new addresses will be assigned by the County for all three lots
2. A final plat must be submitted within 180 days of the approvals of the preliminary plat, or the preliminary plat approval becomes null and void.
3. Prior to submitting a final plat, the County shall require verification and approval from MnDOT that the sites existing access point can be used to serve up to 4 homes, and the owner will be obligated to perform, and adhere to site access standards and requirements.
4. The owner shall submit proof of ownership, title commitment, and a copy of the deed or certificate of title.
5. When plated, the structure on lot two will become a vacant, principal structure instead of an accessory structure, and no use of the building will be permitted until the owner has obtained a land use permit and building permit for Lot 2. If a home is built on lot 2, the current shed will be converted back to a residential accessory structure upon the issuance of a building permit for a home on lot 2.
6. The structure on Lot 2 cannot be used, for any use or purpose, until the County approves both building and land use permits for Lot 2 clearly identifying the sites principle and accessory buildings and uses.

**Motion carried 5:1**

**5. Other Discussion**

6. <sup>10</sup>**ADJOURN: Motion by Commissioner Huneke and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 7:25 p.m.**

**Motion carried 6:0**

Respectfully Submitted,  
William Lenzen, Zoning Assistant

**MOTIONS**

<sup>1</sup> **APPROVE** the PAC meeting agenda.

Motion carried 7:0

<sup>2</sup> **APPROVE** the previous month's meeting minutes.

Motion carried 7:0

<sup>3</sup> **Motion to close the Public Hearing.**

Motion carried 7:0

<sup>4</sup> **APPROVE** the Kenyon Solar 1 LLC CUP.

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Motion passed 7:0

<sup>5</sup> **Motion to close the Public Hearing.**

Motion carried 7:0

<sup>6</sup> **APPROVE the Bucks Unlimited CUP.**

Motion passed 7:0

<sup>7</sup> **Motion to close the Public Hearing.**

Motion carried 7:0

<sup>8</sup> **Motion to Table the Spring Garden Addition Plat.**

Motion failed 2:4

<sup>9</sup> **Approve the Spring Garden Addition Plat.**

Motion passed 5:1

<sup>10</sup> **ADJOURN. Motion to adjourn the meeting.**

Motion carried 6:0

UNOFFICIAL UNTIL APPROVED BY THE PAC