

**To:** Planning Advisory Commission  
**From:** Megan Smith, Land Use Management Director  
**Mtg. Date:** August 18, 2025  
**Report Date:** August 8, 2025

**PUBLIC HEARING: REQUEST FOR MAP AMENDMENT (REZONE)**

Request, submitted by Michael Ferrin on behalf of Steven Ferrin (Owner) to rezone 9 acres from A2 (Agricultural District) to R-1 (Suburban Residence District).

**ATTACHMENTS AND LINKS:**

- Applications as submitted
- Site Map prepared by staff

**APPLICATION INFORMATION:**

Applicant: Michael Ferrin (agent for the owner)  
Address of zoning request: Address not assigned  
Parcel(s): 34.007.0801  
Township: Hay Creek  
Abbreviated Legal: 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.

**PUBLIC HEARING NOTICE:**

The Planning Advisory Commission will hold a public hearing and consider a request submitted by Michael Ferrin on the 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 re-zoning from A2 Agricultural to R1 suburban Residence to allow for the creation of one new building site.

**PROJECT SUMMARY:**

**Property Information**

- The property consists of one parcel comprising approximately 9 acres, that is zoned A2 – Agricultural. The section this property is located within is zoned A2, which allows up to 12 homes per section, but no more than 1 home per quarter-quarter section (40 acres). Although the section density has not been reached, there is already a home in this quarter-quarter section.
- The property is surrounded by predominantly bluffs. There is only one existing home in this section, with the majority of the section being owned by the State of MN.
- No portions of the property are designated Shoreland or Floodplain.

**Proposed Uses:**

- If rezoned, the 9 acre parcel would be eligible for up to 9 new dwelling sites due to the R-1 District's 1-acre minimum lot size provisions. Although the applicant is proposing one building site, the Commission must consider the possibilities the zoning district would allow.

**Accessibility:**

- The site lacks access from a public road

**Planning Information:**

- The R-1 District is intended to provide a district that defines and protects areas suitable for low to medium-density residential development as the principal use of the land and to allow related facilities desirable for a residential environment. It is also intended that the district allows varying densities of development in accordance with the ability to provide water and sewer facilities.
- The site is constrained by bluff topography and also lacks suitable site access unless an easement is obtained and continually maintained.
- 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.

**Goodhue County Comprehensive Plan:**

The proposed rezone appears incompatible with the goals of the County's Comprehensive Plan and growth management strategies, which encourages new residential development to be focused in or around cities, and to protect bluff areas from development.

**Staff Recommendation:**

LUM 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

Recommend the County Board of Commissioners **DENY** the map amendment request from Mr. Ferrin to re-zone from A2 Agricultural to R1 suburban Residence due to the site constraints, including poor roadway access and bluff topography, finding the site ill-suited for residential development.

Staff Use Only	
Permit #	
Date	
\$500 RECEIPT#	

APPLICATION FOR

# Map Amendment

Authentisign

Stephen Ferrin

07/25/25

## Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME:

Michael Ferrin

Stephen Ferrin

APPLICANT'S ADDRESS:

1715 Yankee Doodle Rd #110, Eagan, MN 55121

TELEPHONE:

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Same as Above



ADDRESS:

TELEPHONE:

( )

EMAIL:

- ☐ Map Amendment - Parcel: 340070801; Current District: A2 Requested District: R1
- Parcel: \_\_\_\_\_; Current District: \_\_\_\_\_ Requested District: \_\_\_\_\_
- Parcel: \_\_\_\_\_; Current District: \_\_\_\_\_ Requested District: \_\_\_\_\_

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

Owner is in process of selling the parcel of land to a prospective buyer who intends to build.

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

Small single-family home to-be-built.

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

Area consists of several single-family homes in addition to State Forest Land.

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

Please see attached for additional documentation.

## 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: \_\_\_\_\_

Michael Ferrin

Date: \_\_\_\_\_

07/25/25

Print name: \_\_\_\_\_

Michael Ferrin

owner or authorized agent



SECTION 7

EXCERPT FROM DOCUMENT NUMBER 597901

The South 660.00 feet of the East 36 rods of the southwest quarter of the southeast quarter of Section 7, Township 112 North, Range 14 West in Goodhue County, Minnesota.

TOWNSHIP 112 NORTH

NOTE:  
The property is subject to a public roadway easement for Hay Creek Hills Drive. No research was performed to determine if there was a written easement granted to establish this road. If no documents were recorded, then this road easement exists by prescription, or usage, by authority of Minnesota Statute 160.05, subdivision 1, and has a right of way width which varies based on what is actually used for the physical roadway and its appurtenances.

LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- ⊙ DENOTES GOODHUE CO. P.L.S. CORNER.
- DENOTES POWER POLE.
- OP— DENOTES OVERHEAD POWER LINE.

SW 1/4



BEARINGS SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN)

SW COR. OF SE 1/4 OF SEC. 7, TWP. 112N, RGE. 14W.

AREA

392052 Sq. Feet  
9.00 Acres

RANGE 14 WEST

MONUMENTS NOT SET ON R/W LINE.

HAY CREEK HILLS DRIVE

MONUMENTS NOT SET ON R/W LINE.

SE COR. OF SW 1/4 OF SE 1/4

SE COR. OF SEC. 7, TWP. 112N, RGE. 14W.

CERTIFICATE OF SURVEY FOR:

Stephen Ferrin

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.

  
Marcus S. Johnson  
Minnesota License No. 47460  
Date: April 10, 2025



JOHNSON & SCOFIELD INC.  
SURVEYING AND ENGINEERING

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

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	25-260	S-11886	



Soil Map—Goodhue County, Minnesota



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Goodhue County, Minnesota

Survey Area Data: Version 20, Sep 7, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
N507B	Timula-Mt. Carroll complex, 2 to 6 percent slopes	0.7	6.2%
N507C2	Timula-Mt. Carroll complex, 6 to 12 percent slopes, moderately eroded	1.4	12.9%
N507D2	Timula-Mt. Carroll complex, 12 to 18 percent slopes, moderately eroded	4.2	38.0%
N601C2	Oak Center-Hersey complex, 6 to 12 percent slopes, moderately eroded	0.2	1.5%
N601D2	Oak Center-Hersey complex, 12 to 18 percent slopes, moderately eroded	2.0	17.6%
N639G	Frontenac-Lacrescent complex, 30 to 70 percent slopes, rocky	2.6	23.8%
<b>Totals for Area of Interest</b>		<b>11.1</b>	<b>100.0%</b>



## Prime and other Important Farmlands

This table lists the map units in the survey area that are considered important farmlands. Important farmlands consist of prime farmland, unique farmland, and farmland of statewide or local importance. This list does not constitute a recommendation for a particular land use.

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.

*Prime farmland* is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.

For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and droughtiness, are needed. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

*Unique farmland* is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be *farmland of statewide importance* for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

In some areas that are not identified as having national or statewide importance, land is considered to be *farmland of local importance* for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

## Report—Prime and other Important Farmlands

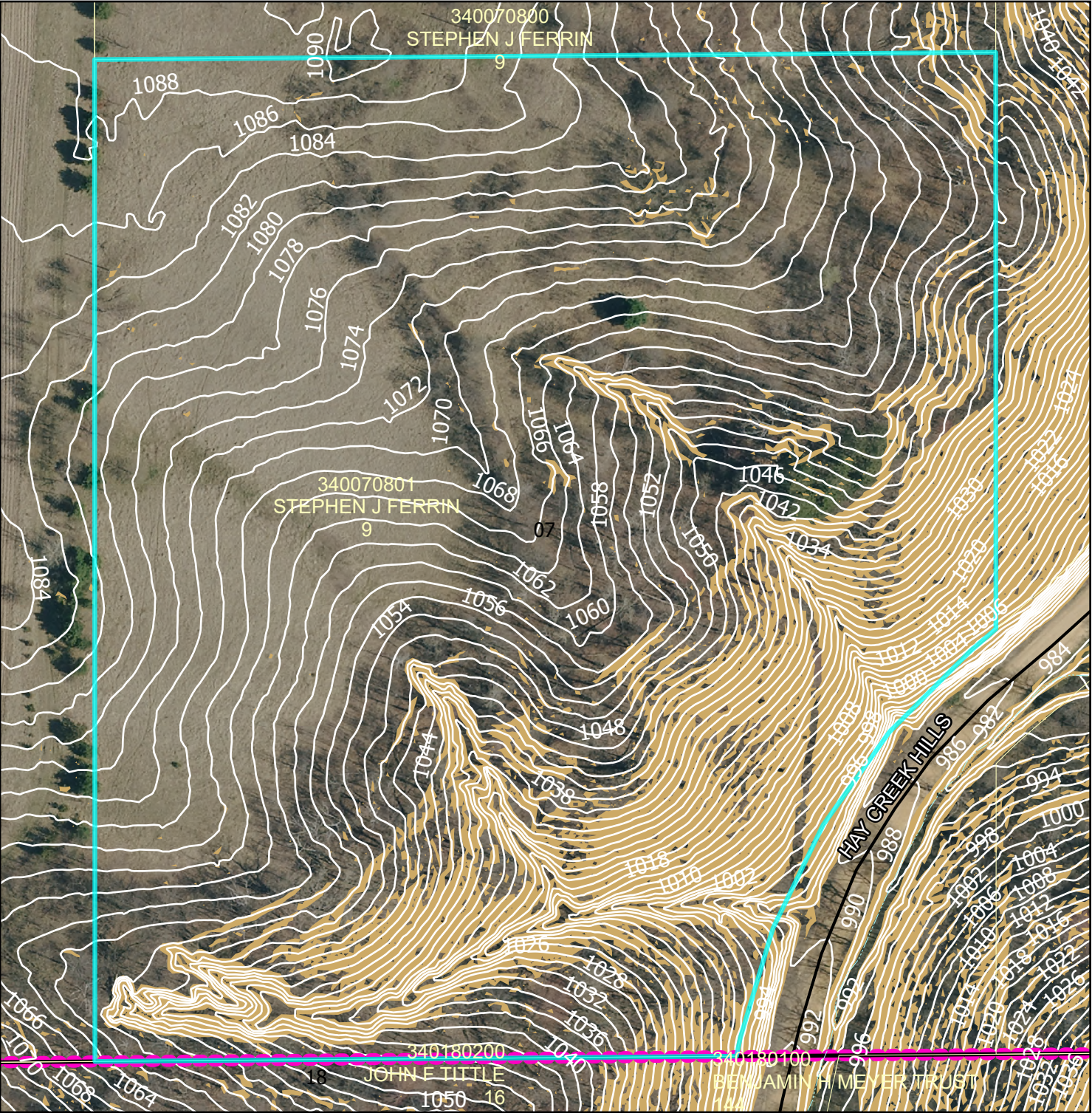
Prime and other Important Farmlands—Goodhue County, Minnesota		
Map Symbol	Map Unit Name	Farmland Classification
N507B	Timula-Mt. Carroll complex, 2 to 6 percent slopes	All areas are prime farmland
N507C2	Timula-Mt. Carroll complex, 6 to 12 percent slopes, moderately eroded	Farmland of statewide importance
N507D2	Timula-Mt. Carroll complex, 12 to 18 percent slopes, moderately eroded	Not prime farmland
N601C2	Oak Center-Hersey complex, 6 to 12 percent slopes, moderately eroded	Farmland of statewide importance
N601D2	Oak Center-Hersey complex, 12 to 18 percent slopes, moderately eroded	Not prime farmland
N639G	Frontenac-Lacrescent complex, 30 to 70 percent slopes, rocky	Not prime farmland

## Data Source Information

Soil Survey Area: Goodhue County, Minnesota  
Survey Area Data: Version 20, Sep 7, 2024



MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing  
August 18, 2025

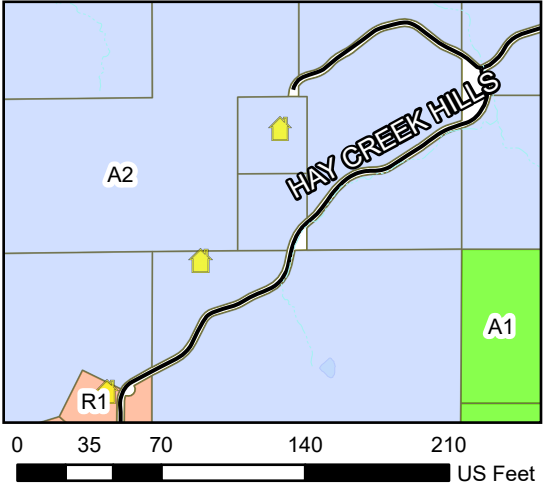
Michael Ferrin (Applicant) on behalf  
of Stephen Ferrin (Owner)  
A-2 Zoned District.

S660ft of E36rds of SW1/4 of SE1/4  
of Section 7, Township 112, Range 14

Request for a Map Amendment to change  
the parcel zoning district from A-2 (Agriculture)  
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                            |

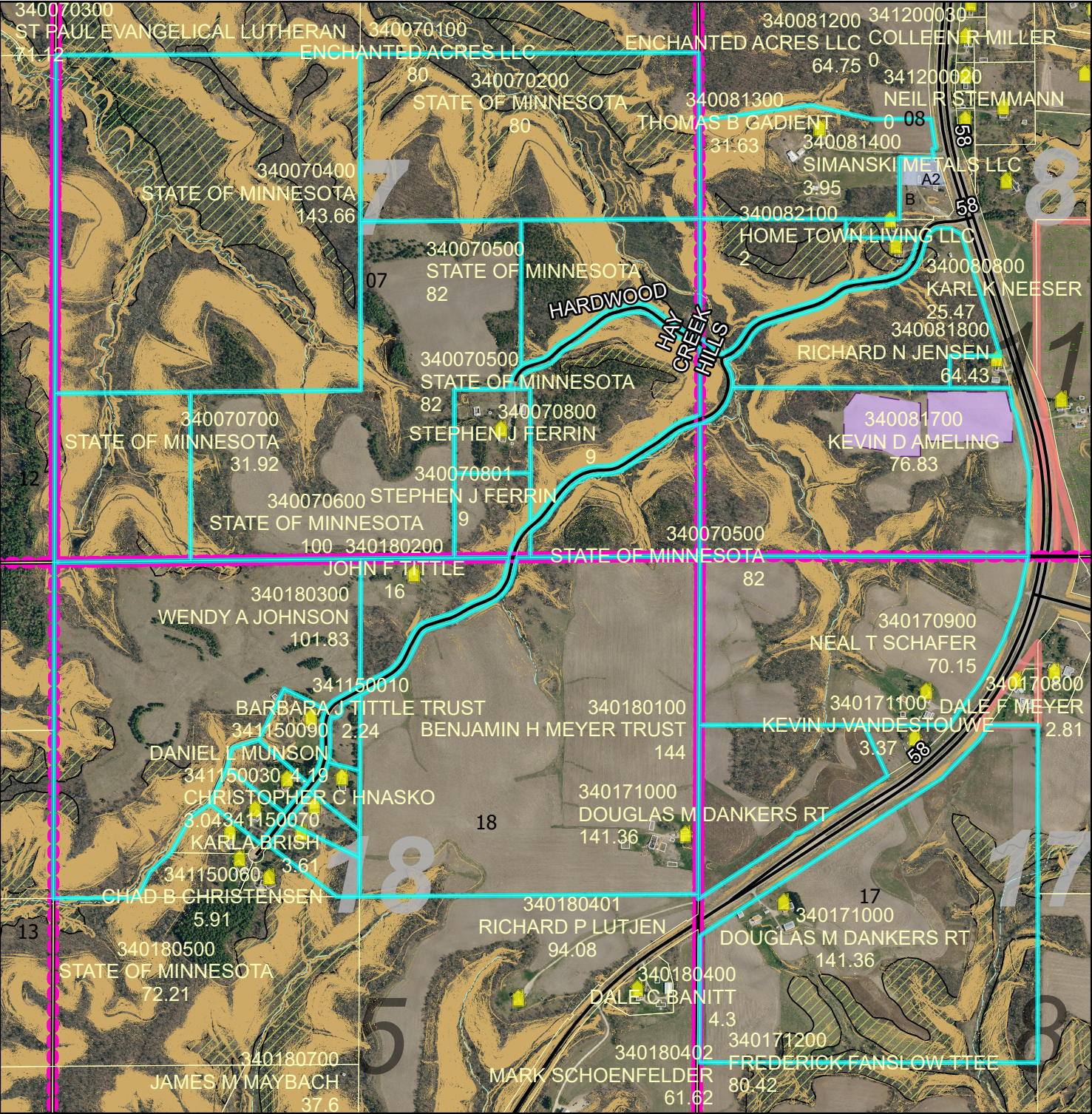


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PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



PLANNING COMMISSION

Public Hearing  
August 18, 2025

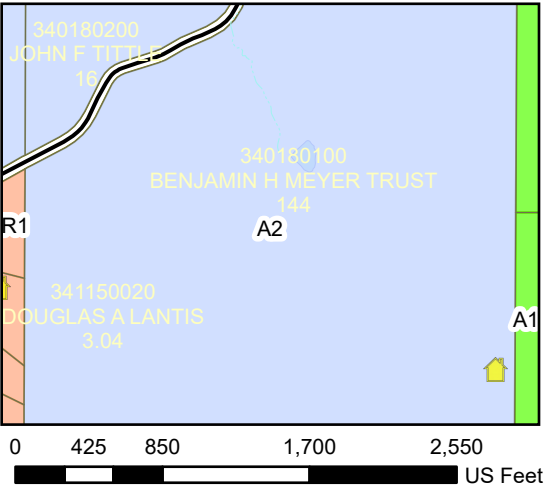
Michael Ferrin (Applicant) on behalf  
of Stephen Ferrin (Owner)  
A-2 Zoned District.

S660ft of E36rds of SW1/4 of SE1/4  
of Section 7, Township 112, Range 14

Request for a Map Amendment to change  
the parcel zoning district from A-2 (Agriculture)  
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                            |



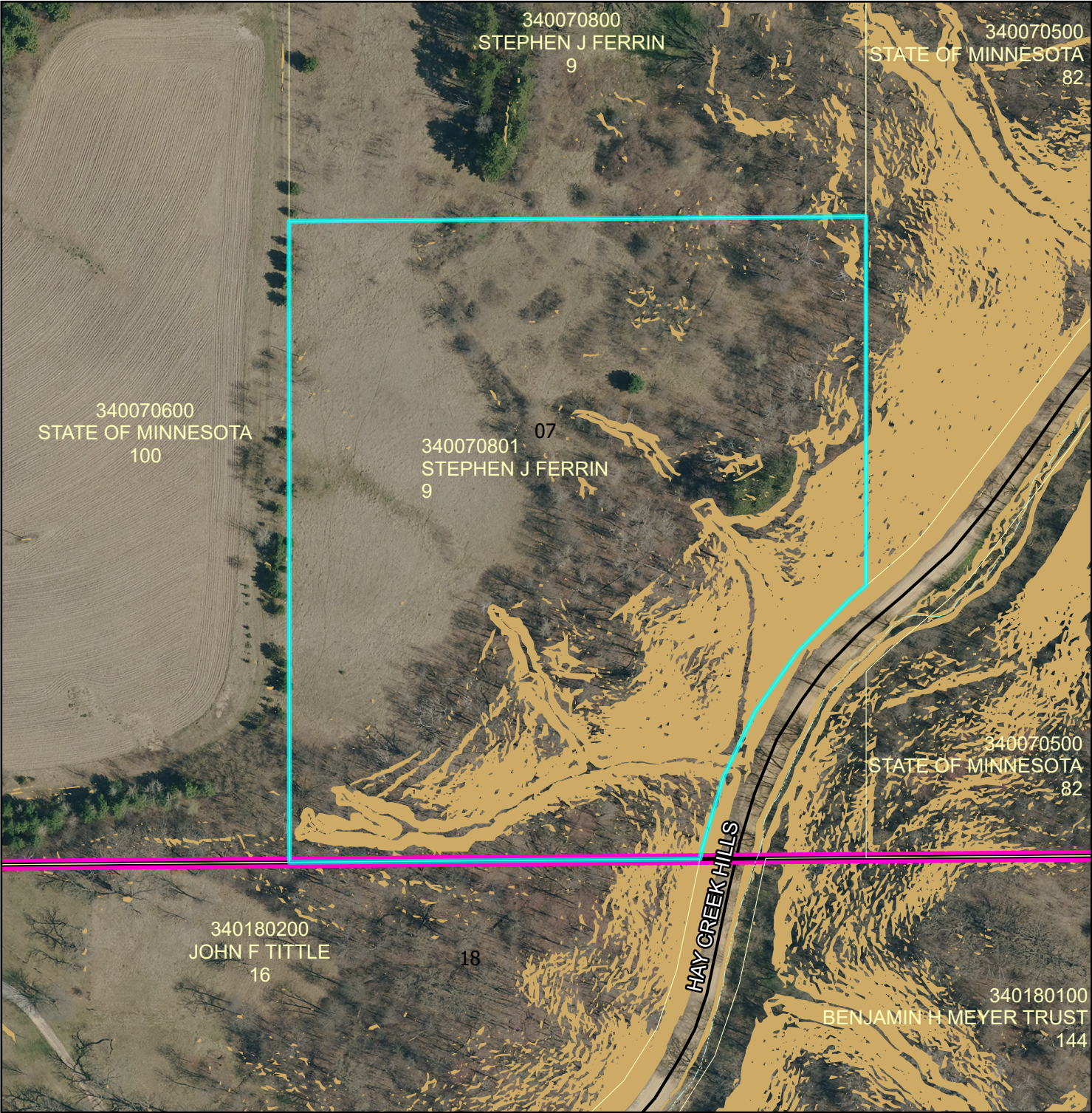
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MAP 02: VICINITY MAP



**PLANNING COMMISSION**

Public Hearing  
August 18, 2025

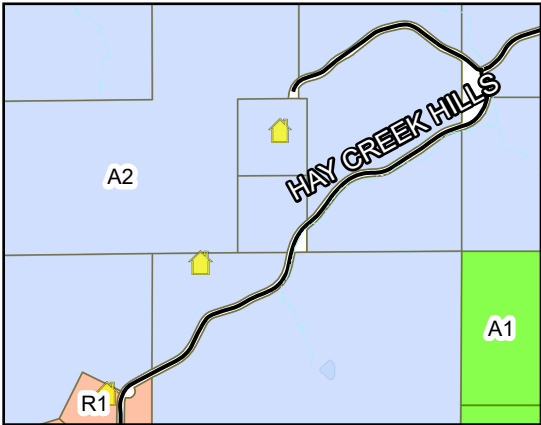
Michael Ferrin (Applicant) on behalf  
of Stephen Ferrin (Owner)  
A-2 Zoned District.

S660ft of E36rds of SW1/4 of SE1/4  
of Section 7, Township 112, Range 14

Request for a Map Amendment to change  
the parcel zoning district from A-2 (Agriculture)  
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                            |



0 55 110 220 330 US Feet

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