

To: Goodhue County Planning Advisory Commission  
From: Megan Smith, Land Use Management Director  
Meeting Date: August 18<sup>th</sup>, 2025  
Report Date: August 8<sup>th</sup>, 2025

**AGENDA ITEM:**

Hold a public hearing and consider a rezoning request from A1 to R1, submitted by William Hollar for property located in Pine Island township.

**ATTACHMENTS:**

- Application as submitted
- Site Maps prepared by staff

**PUBLIC HEARING NOTICE:**

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 Section 27 Twp 109 Range 15, approximately 30 acres. Parcel 39.027.0300. Mr. Hollar is requesting the re-zoning from A-1 Agricultural Protection to R-1 Suburban Residential to allow for the creation of two new building sites.

**APPLICATION INFORMATION:**

Applicant: William Hollar (Applicant/Owner)  
Address of zoning request: XXXXX County 11 Blvd, Pine Island MN, 55963 (no address assigned)  
Parcels: 39.027.0300  
Township: Pine Island Township  
Current Zoning District: A-1 (Agriculture Protection)

**MAP AMENDMENT (REZONE) PLANNING REVIEW AN SUMMARY**

Request for map amendment to rezone parcel 39.027.0300 from A-1 to R-1 (Suburban Residential District) to allow for the creation of two new building sites. The density limit of the A-1 district for this section has been reached, and is already exceeding density limits with 6 homes, when only 4 are allowed.

**Property Information:**

- The subject property is vacant land and is comprised of one tax parcel that is a total of 30 acres.
- Section 27 is zoned A1 and is predominantly agricultural

**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.
- In the R-1 Zoning District, the density requirement is 1 acre per home, so on this 30 acre site, up to 30 homes could be permitted if the re-zoning is approved.

**Goodhue County Comprehensive Plan:**

- The Comprehensive plan does not identify this area as a future growth area.

**STAFF RECOMMENDATION:**

There are two primary concerns with re-zoning of this parcel. This first is the density that would be available to the site if it were to be zoned R1. At 30 acres in area, the site could conceivably be approved for 30 lots with the approval of a plat. The secondary concern is that this section of A1 land is already over its density limit by two homes, and adding an additional two homes through changing the zoning of only one area within an A1 district could create an island of development surrounded by agricultural purposes. An option for the applicant would be to consider a conservation subdivision.

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 recommendation to the County Board of Commissioners to **DENY** the map amendment request from William Hollar for the re-zoning from A1 Agricultural Protection to R1 Suburban Residential to allow for the creation of two new building sites, finding that the site is not suitable for a re-zoning based on the goals of the County's Comprehensive Plan and growth management strategies, which encourages new residential development to be focused in or around cities.

RECEIVED

JUL 25 2025

Land Use Management

Staff Use Only	
Permit #	<u>725-0035</u>
Date	<u>7-25-25</u>
\$500 RECEIPT#	<u>18687</u>

APPLICATION FOR

## Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME: <u>William Hollar</u>	
APPLICANT'S ADDRESS: <u>21444 County 11 Blvd</u> <u>Pine Island, Mn</u> <u>55963</u>	TELEPHONE: [REDACTED]
	EMAIL: [REDACTED]
CONTACT FOR PROJECT INFORMATION: <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div>	
ADDRESS:  	TELEPHONE: (   ) EMAIL: 

- ☒ Map Amendment - Parcel: 39.027.0300 ; Current District: A1 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 add two Buildable sites  
on this acreage

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

To build two additional homes on this parcel  
of Land for our children and Grandchildren.

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

Land use around us has become more residential  
and commercial as Pine Island continues to grow

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

We would like to rezone to R1 so we are able to  
have two additional Buildable sites. Our property has been in the  
conservation Reserve program since purchased in 1987. →

**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: William A. Hollar

Date: July 24, 2025

Print name: William A. Hollar owner or authorized agent

We have planted approximately 16,000 trees and strive to maintain and preserve the natural resources and habitat that already exist on our property. Our Families dream is to be able to build these two additional homes for our sons and their families. Thank you for your time and consideration.

## Map Amendment



Map Amendment - Parcel: \_\_\_\_\_ Current District: \_\_\_\_\_ Requested District: \_\_\_\_\_  
Parcel: \_\_\_\_\_ Current District: \_\_\_\_\_ Requested District: \_\_\_\_\_

1. Stated reason for map amendment (or request):

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

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

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

Applicant's Affidavit:



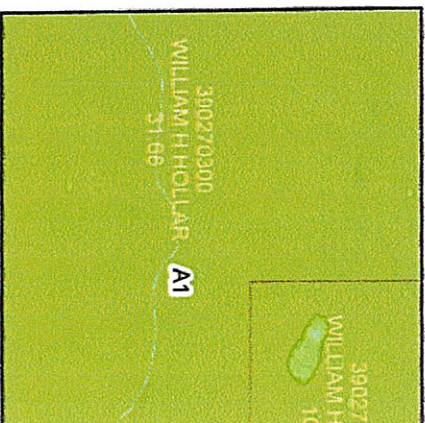
# SITE PLAN

State the use of the property. Show the shape and location of structures with to property lines and location of ALL septic systems.

#1

## Legend

Intermittent Streams	Bluff Impact Zor
Protected Streams	20
Lakes & Other Water Bodies	30
Shoreland	
Historic Districts	FEMA Flood Zoi
Parcels	2% Annu
Registered Feedlots	A
Dwellings	AE
Municipalities	AO
	X



390270300  
WILLIAM H. HOLLAR  
A1 68

27

390270301  
WILLIAM H. HOLLAR  
10

390270200  
LARRY R. TRI  
118.32

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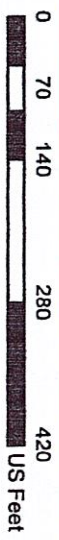
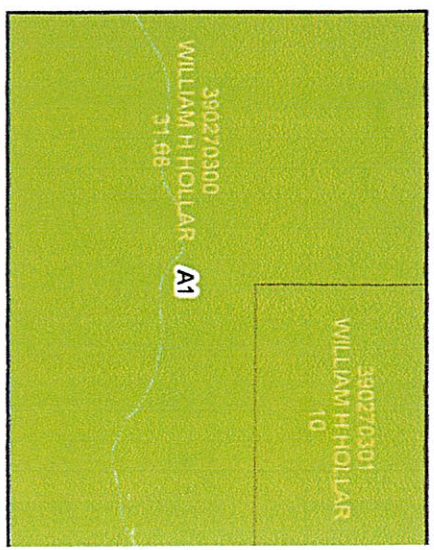
# **SITE PLAN**

State the use of the property. Show the size, shape and location of structures with distance to property lines and location of ALL wells and septic systems.

*[Handwritten signature]*

## **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



PLANNING COMMISSION

Public Hearing  
August 18, 2025

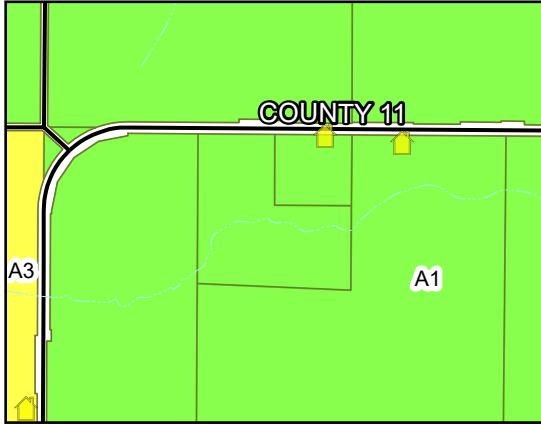
William Hollar (Owner)  
A-1 Zoned District.

The E1/2 of NW1/4 of Sec 27 Township 109  
Range 15 exclude the  
NE1/4 OF NE1/4 OF NW1/4

Request for Map Amendment to change  
parcel zone from A-1 (Agriculture Protection)  
to R-1 (Suburban Residential).

Legend

- |                            |                              |
|----------------------------|------------------------------|
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| 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 70 140 280 420 US Feet

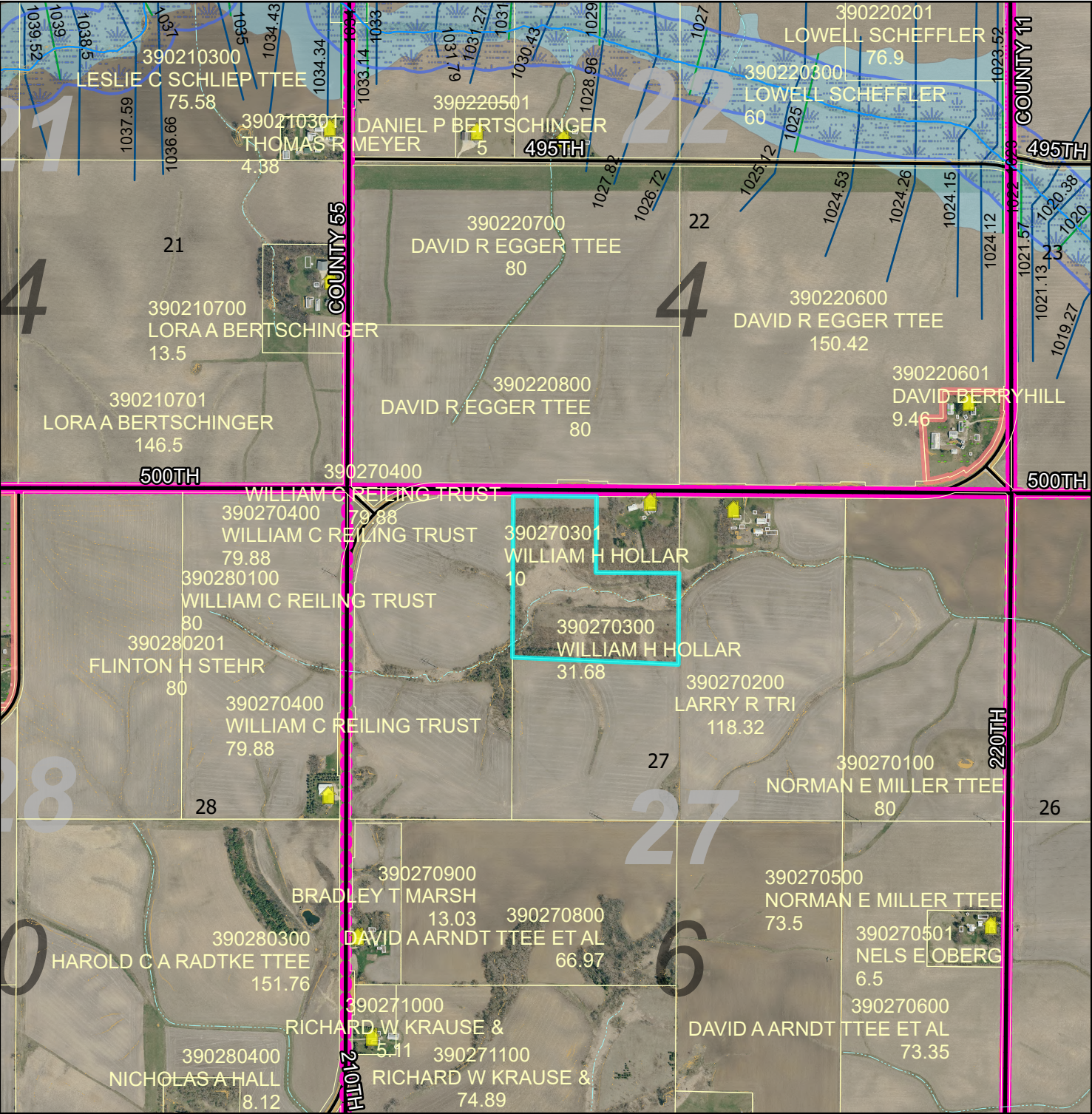
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MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing  
August 18, 2025

William Hollar (Owner)  
A-1 Zoned District.

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NE1/4 OF NE1/4 OF NW1/4

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Legend

- Intermittent Streams

Protected Streams

Lakes & Other Water Bodies

Shoreland

Historic Districts

Parcels

Registered Feedlots

Dwellings

Municipalities
- Bluff Impact Zones (% slope)

20

30

FEMA Flood Zones

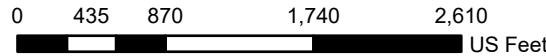
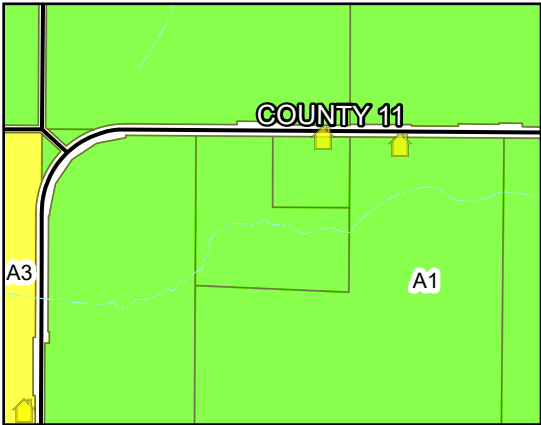
2% Annual Chance

A

AE

AO

X



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