

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
July 21st, 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, Christopher Warrington, and Marc Huneke

Commissioners Absent: None

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

1. Approval of Agenda

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

Motion carried 5:0

2. Approval of Minutes

Commissioner Overland stated that Excel Energy should be spelled Xcel Energy.

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

Motion carried 5:0

3. Conflict/Disclosure of Interest

No conflicts or disclosures.

4. Public Hearing(s):

Rezoning from A2 to R1 in Florence Township for Savannah Carlson

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 rezoning from A-2 Agricultural to R-1 Suburban Residential, to allow for future residential use of the property. Tax Parcels: 32.015.2402 and 32.015.2400.

Smith presented the staff report and attachments.

Applicant (Savannah Carlson) stated that regarding the activity of the mine. It hasn't been used often. The previous property owner sold the property as one parcel zoned R-1 and A-2. She was under the impression that when she bought it that she could build upon the parcel zoned R-1.

Chair Buck Opened the Public Hearing

Jeffery Lund (33939 305th Street Lake City MN 55041) stated that the Preserve Frontenac Historic District preserves the charm of the area. Allowing more residential subdivisions will increase the risk of soil erosion, strains on traffic and congestion, and the aesthetics of the area.

Andrew Peters (Milestone Materials, Mine Operator) noted that they plan to continue mining for years to come.

³After Chair Buck called three times for comments, it was moved by Commissioner Huneke and seconded by Commissioner Greseth to close the Public Hearing.

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Motion carried 7:0

Smith stated that the Township had rezoned one parcel to R-1

Carlson stated that in 2022, the parcel was rezoned at the township. The realtor (Christine) was under the impression that the township would come to the county to have the parcels rezoned at the county level.

Commissioner Greseth asked which parcel the house is being proposed for?

Smith stated that it would be the Easterly parcel.

Commissioner Warrington asked if all those residential lots to the east are within 1,000 feet of the mine boundary?

Smith explained that all the residential lots to the east are platted lots. Platted lots are exempt from the 1,000-foot mine setback because they must go through the platting process, and the understanding is that there is a mine nearby during that process.

Commissioner Warrington asked why the parcels didn't get rezoned at the county level when they were rezoned with the township?

Smith stated that the previous owners didn't know they needed to rezone at the county level.

Commissioner Overland asked if the R-1 is a zoning district, why are we rezoning individual parcels?

Commissioner Miller stated that there is a problem with the zoning ordinance that should be addressed at some point. Also stated that this request is an appropriate use of the land.

Carlson stated that she is only requesting that one parcel be rezoned to R-1 and the other to remain as A-2. That way, they can still use the A-2 parcel for A-2 permitted uses.

Commissioner Miller asked the applicant if she would combine the parcels

Carlson stated she didn't want to do that because they then couldn't use their property for A-2 permitted uses

Smith stated that the county doesn't like to split zone lots.

Commissioner Overland stated that there should be nuisance restrictions that would protect the mine.

Smith stated that all dwellings must be setback 1,000 feet from mines. This can be reduced to no less than 300 feet upon written approval between the mine owner/operator and the adjacent landowner.

Commissioner Greseth asked zoning staff if they should wait to hear what the Board of Adjustment decides.

Smith stated that they could make a motion to table, approve, or deny the request.

Andrew Peters stated they propose to mine all the way to the east property line.

Commissioner Warrington asked if all the sites to the east on 306th street would be within the 1,000-foot setback. And that any platted subdivision is allowed to be within the setbacks.

Commissioner Dickie asked how long the mine's lease agreement is.

Andrew Peters stated it's a 10-year lease agreement.

Commissioner Greseth asked staff if the BOA approves their item, and the PAC denies this, can it come back to vote on.

Smith stated that they could table it to see what the BOA decides and make a recommendation to the County Board for the final decision.

⁴It was moved by Commissioner Overland and seconded by Commissioner Miller 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; and

Recommend the County Board Table the map amendment request from Savannah Carlson for a rezoning from A-2 to R-1.

Motion carried 7:0

Preliminary Plat Request in Stanton Township for Ohmann Farms LLC.

The Planning Advisory Commission will hold a public hearing and consider a request submitted by property owners/applicants, Ohmann Farms LLC. 30494 23rd Avenue Way Cannon Falls, MN 55009. The application impacts the following tax parcels: 41.180.0370, 41.180.0390, and 41.180.0030. The land is part of the Lake Byllesby West Plat, Lot 20 Block 3, Lot 2 Block 1, and Outlot A. The property is zoned A2 Agricultural District and within the Shoreland Overlay of Lake Byllesby. The proposed replat is titled "Ohmann Addition" and comprises 123 acres. If approved, the plat would create a total of 5 lots. This application is similar to the application reviewed by the County in 2024. A new application was required after the owners did not record the plat within a 6-month timeline from plat approval.

Smith presented the staff report and attachments.

Commission Greseth asked why it wasn't recorded and what the cost is.

Smith stated that it might cost the county more in the long run.

Commissioner Overland asked why there is this exception.

Keith Ohmann stated that it is a split between three partners. It is a 5-acre parcel that is being exempted.

Chair Buck Opened the Public Hearing

⁵**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

Smith stated that an addition be added to the staff recommendation that an easement be recorded with the plat to provide access to County land that has lake access.

⁶**It 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 Ohmann Farms LLC for Preliminary Plat of the proposed "Ohmann Addition" Plat. With the following condition.

1. That an easement be recorded allowing access to Goodhue County land to the north to access Lake Byllesby.

Motion carried 7:0

5. Other Discussion

6. ⁷ADJOURN: Motion by Commissioner Huneke and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 6:55 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 5:0

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

Motion carried 5:0

³ **Motion to close the Public Hearing.**

Motion carried 7:0

⁴ **TABLE the Carlson Rezone.**

Motion carried 7:0

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

Motion carried 7:0

⁶ **APPROVE the Preliminary "Ohmann Addition" Plat.**

Motion passed 7:0

⁷ **ADJOURN. Motion to adjourn the meeting.**

Motion carried 7:0

UNOFFICIAL UNTIL APPROVED BY THE PAC