

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 John Lund (Owner) to rezone 3.13 acres from CR (Commercial Recreation District) to R-1 (Suburban Residence District).

ATTACHMENTS AND LINKS:

- Application and submitted project summary
- Site maps prepared by staff

APPLICATION INFORMATION:

Applicant: John Lund (Owner)

Address of zoning request: 29904 County 2 Blvd, Frontenac MN 55026

Parcel(s): 32.012.0400

Abbreviated Legal: Part of the government lot 3 in Section 12, Twp 112, Range, 13, comprising approximately 3 acres. Parcel 32.012.0400. Mr. Lund is requesting the re-zoning from CR Commercial Recreation to R1 Suburban Residence to allow for residential use of the property.

OVERVIEW:

The Planning Advisory Commission will hold a public hearing and consider a request submitted by John Lund, for property located at 29904 County 2 Blvd, Frontenac MN, legally described as part of government lot 3 in Section 12, Twp 112, Range, 13, comprising approximately 3 acres. Parcel 32.012.0400. Mr. Lund is requesting the re-zoning from CR Commercial Recreation to R1 Suburban Residence to allow for residential use of the property.

PROJECT SUMMARY:

Property Information

- The site is currently zoned commercial recreation, which does not allow for residential uses.
- Due to the small lot size of 3 acres, and the fact that the land is not being used for agricultural purposes, the site lacks the features that would make it feasible to being zoned agricultural.
- This section does contain A2 land, but no homes exist on the A2 land so technically the available density in the section on lands zoned A2 is 12 homes.

- The site had been zoned A2, until a rezoning request to CR was approved in 2018.
- A new septic was approved and installed in 2024.
- The Lunds purchased the property in 2024 with intentions to make it their full-time residence. Previously, it had been part of the Villa Maria facility and was used as a bridal suite for wedding parties that had booked the venue. It was considered part of the commercial resort and event facility.
- The Villa Maria site is directly across County Road 2 from the site. This property is currently closed to the public, but it has approval from the County to operate as a resort with a hotel and motel once permit are issued for the rehab of the main building.
- Other nearby uses include predominantly open space, floodplain, other single-family homes, and land that is part of Frontenac State Park.
- The property is not located within the Historic Preservation District. It is not anticipated that any historic amenities will be negatively impacted as a result of the rezone.
- Floodplain is present on the site but the house is located outside the 100-year floodplain.

Proposed Use:

- If rezoned, the 3 acre parcel would be used for single family residential purposes. A home already exists on the site.

Accessibility:

- The Right-of-Way authority for County Road 2 is Goodhue County. The site has two driveways, which is typically not permitted on residential sites.
- It is unclear how two driveways were initially permitted, it would be good practice to eliminate one of the driveways for road safety, consistent enforcement, and to ensure the county's rights of way are being controlled according to existing regulations.

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 3 acres to be rezoned is currently occupied by a house and outbuilding. There are no registered Feedlots within 1,000 feet.
- Shoreland area of Wells Creek, a tributary that runs into the Mississippi River, applies to this property.

Goodhue County Comprehensive Plan:

- The proposed rezone appears compatible with the goals and objectives of the Goodhue County Comprehensive Plan:

“Support the establishment of rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County”

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 **APPROVE** the map amendment request from Mr. Lund to re-zone from CR Commercial Recreation to R1 Suburban Residence to allow for residential use of the property.

RECEIVED

JUL 15 2025

Land Use Management
APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME: <u>John Lund</u>	
APPLICANT'S ADDRESS: <u>29904 County 2 Blvd</u> <u>Frontenac MN 55026</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: 32.012.0400; Current District: CR Requested District: R4
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____

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

Amend parcel From CR to R1 as advised by
Florance township planning commission

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

to be used as residential

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

Planning commission stated most compatible

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

Purchased parcel from John Rup Sept. 9 2024 for
purpose of residential use only.

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.

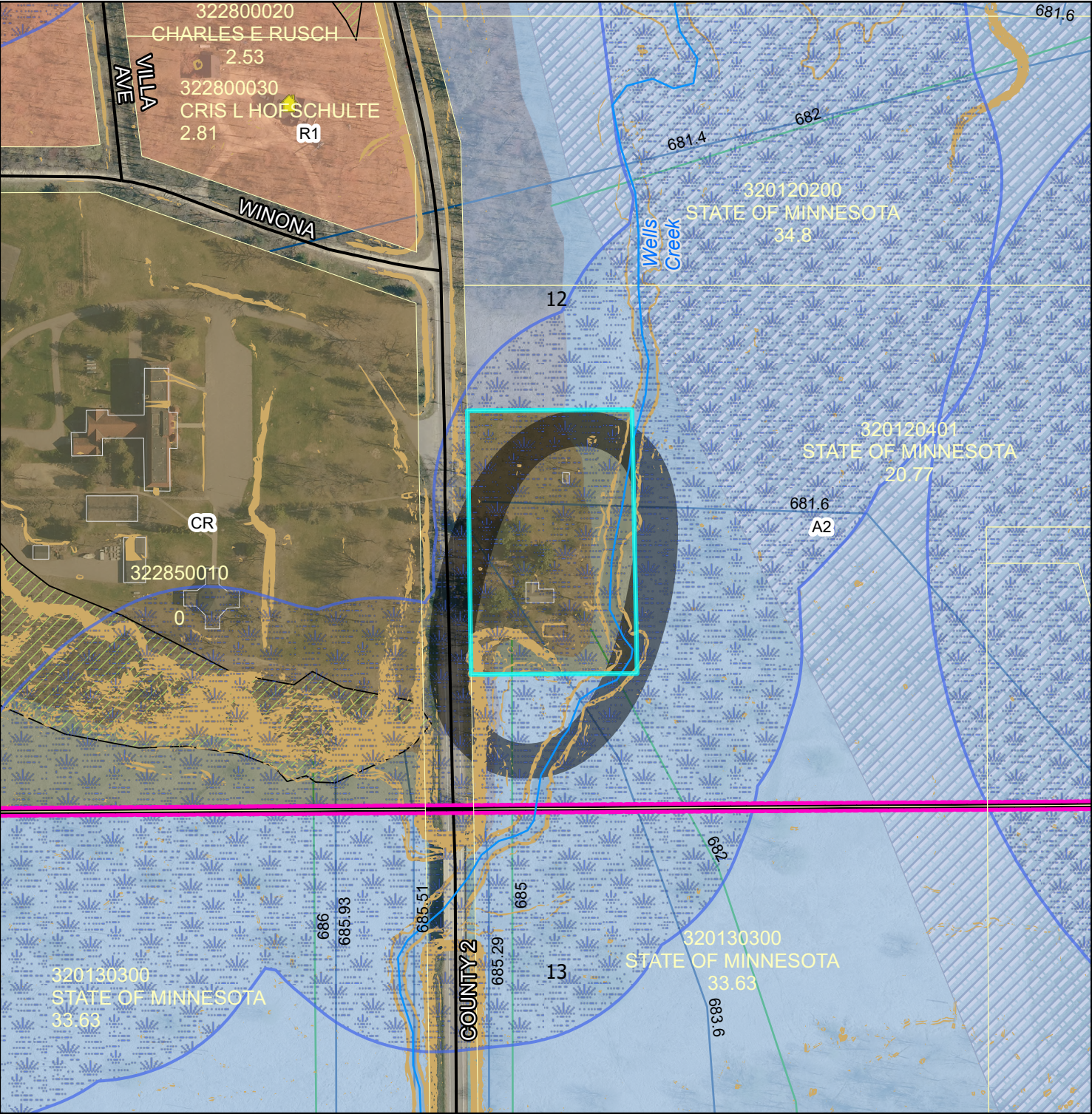
Signature: _____

Date: _____

Print name: _____

owner or authorized agent

MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
August 18, 2025

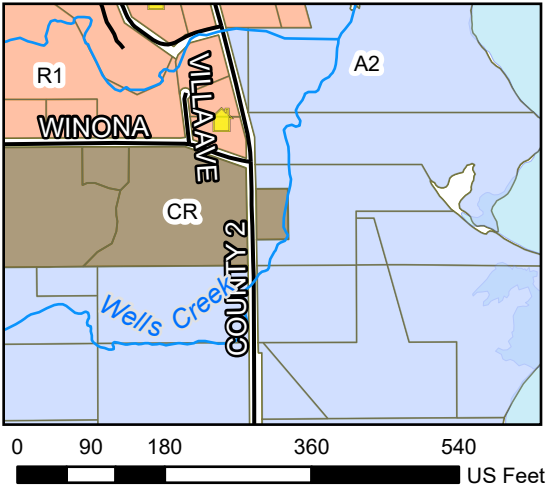
John Lund (Owner)
CR Zoned District.

PT OF GOVT LOT 3
SEC 12 Township 112 Range 13

Request for a Map Amendment from
CR (Commercial Recreational) Zoning
District to R-1 (Suburban Residential)
Zoning District.

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



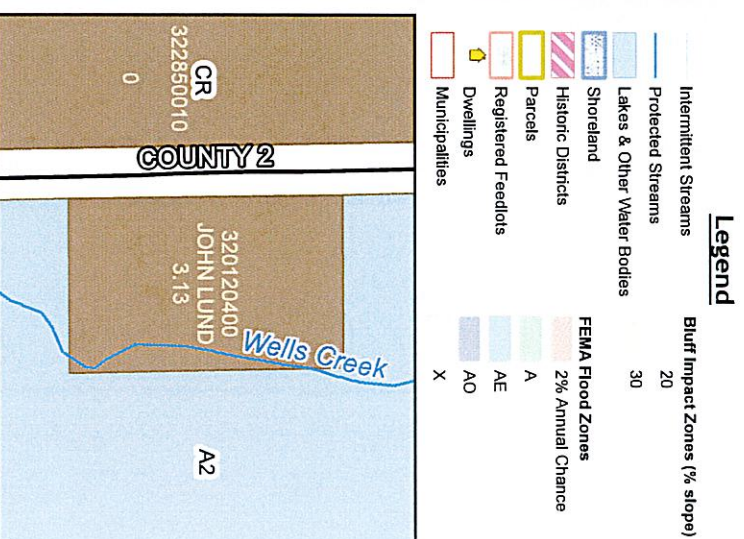
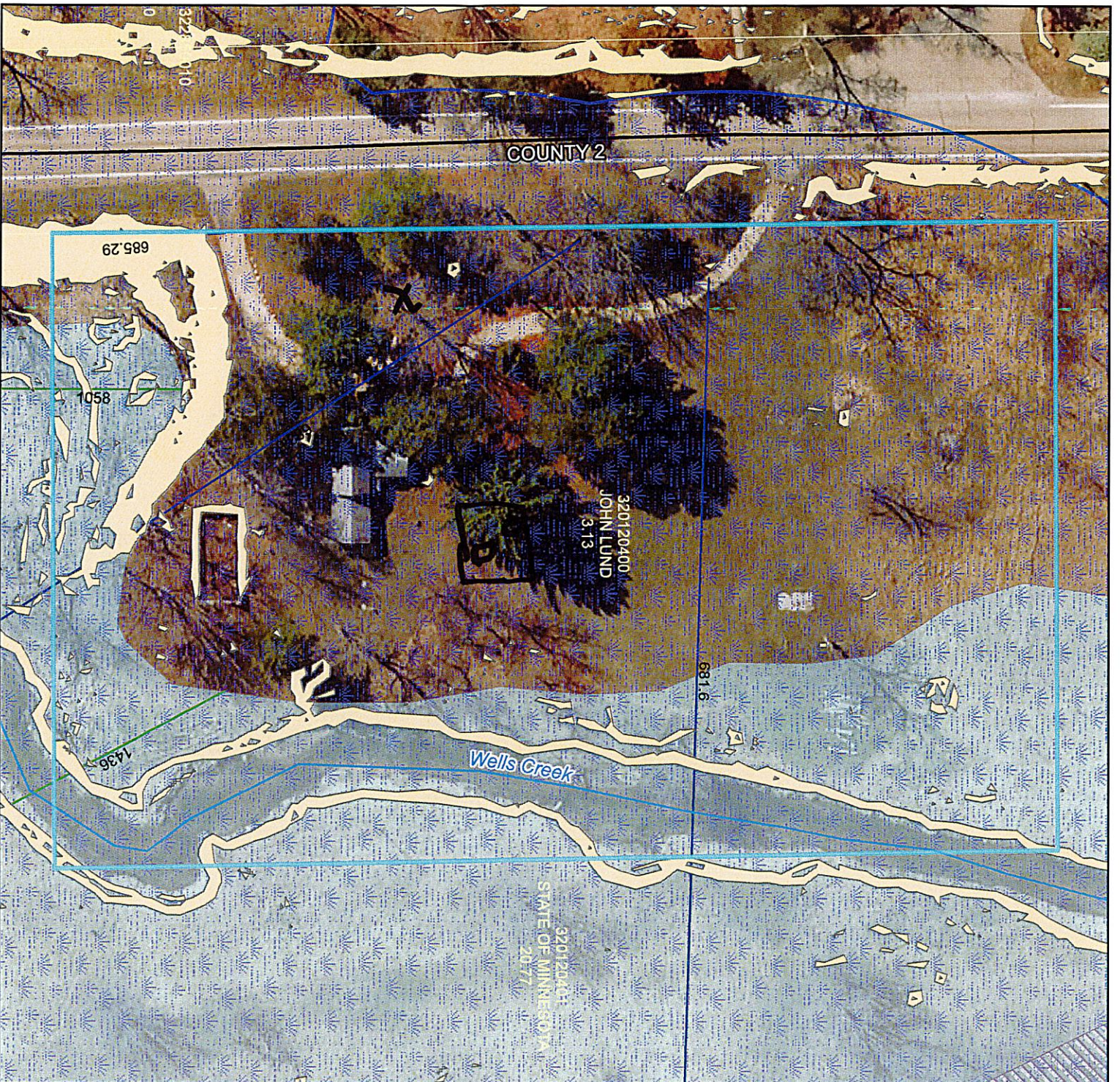
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2024 Aerial Imagery
Map Created July, 2025 by LUM



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.



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2018 Aerial Imagery
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