

**PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
March 17<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 Huneke to approve the meeting agenda.

**Motion carried 6:0**

**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 6:0**

**3. Conflict/Disclosure of Interest**

There were no reported conflicts/disclosures of interest.

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

**PUBLIC HEARING: Goodhue County Map 1**

Consider the repeal of Goodhue County Official Highway Map 1. Land subject to Map 1 that is subject to the repeal falls in Sections: 20, 21, 22, 27, 28, 29, and 30, all in Pine Island Township, Goodhue County, Minnesota.

*Smith presented the staff report and attachments.*

*Jake Rezac. (Goodhue County Public Works) talked about the fact that the current interchanges suit the needs of the area and that the Minnesota Department of Transportation (MNDOT) doesn't want to pursue at this moment, any new interchanges in this area.*

*Commissioner Overland stated that if the plan is removed, will it be able to serve the needs of the proposed development and the City of Pine Island?*

*Smith stated that yes, based on her knowledge.*

*Elizabeth Howard (City Administrator of the City of Pine Island) stated that they have a study just wrapping up that will inform them of the traffic in this area.*

*Commissioner Overland stated that if a person bought land on the west side, how would that affect this proposed development?*

*Commissioner Greseth stated that the land will be annexed into the City of Pine Island, and the County won't have to build those roads.*

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*Howard stated that the City of Pine Island does have an orderly annexation agreement with Pine Island Township for about 400 acres.*

**Chair Buck Opened the Public Hearing**

*No one spoke*

<sup>3</sup>**After Chair Buck called three times for comments, it was moved by Commissioner Huneke and seconded by Commissioner Miller to close the Public Hearing.**

**Motion carried 7:0**

<sup>4</sup>**It was moved by Commissioner Miller and seconded by Commissioner Greseth 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 repeal of Goodhue County Official Highway Map 1. Land subject to Map 1 that is subject to the repeal falls in Sections: 20, 21, 22, 27, 28, 29, and 30, all in Pine Island Township, Goodhue County, Minnesota.

**Motion carried 7:0**

**PUBLIC HEARING: WOJ Farm Addition Preliminary and Final Plat**

Consider a request submitted by Duane Wojcik, 34399 County 2 Boulevard, Red Wing, MN, for a preliminary and final plat review of the proposed WOJ Farm Addition, comprising approximately 235 acres to facilitate the sale of the property. The property is zoned A-2, Agricultural District, and located in Hay Creek Township, in Section 26, north of County Road 2. Parcel 340260700.

*Smith presented the staff report and attachments.*

*Commissioner Greseth asked staff if they could still hold a public hearing and then make a decision afterward, even if the township has not yet reviewed the plat.*

*Smith states that the County can hold their public hearing prior to the township, however the County Board cannot take action on the plat until it's been reviewed and approved by the township.*

*Brian Haugan (Agent for the owner/applicant) stated there were some complications with the application process. They represent the owner and follow the ordinances for the owner to be able to sell the property.*

*Commissioner Overland asked why Valley View Road became a Township road rather than keeping it as a driveway.*

*Haugan stated that this was to facilitate the sale of the property. It doesn't have to be dedicated road frontage.*

**Chair Buck Opened the Public Hearing**

*Jim Aboch (Hay Creek Township) stated that they believe this would be subject to their subdivision ordinance and would like to have a say on this plat before being approved.*

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David Tincher, 29570 white oak lane, stated that Hay Creek Township has a Subdivision Ordinance and a land use plan. He didn't see a problem with this project, but would like time to think about the right-of-way (ROW) width.

Commissioner Overland asked if the ROW was to be 33 feet wide or 66 feet wide. When is your next township meeting?

Tincher stated that the township road right-of-way is 66 feet wide. The meeting is around mid-April

Commissioner Greseth asked when did Hay Creek Township first find out about this.

Tincher stated about February 3rd

Richard Peterson 28725 Prairie Rose Lane. Stated that the Township would like to take a look at this before being approved.

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

**Motion carried 7:0**

Commissioner Miller clarified that that if the plat doesn't get approved by the township, it wouldn't get approved by the County.

Smith stated that yes, for a plat to be recorded, it needs signatures and approvals from the County and Township. If there are substantial changes to the plat, it would have to come back to the PAC for another review. Smith stated that Land Proz has expressed to staff that this is time sensitive request.

Commissioner Buck asked how time-sensitive this project is?

Haugen stated that they would like to have this complete by mid-April. The Buyer is ready to move forward. He explained how this has been an unexpectedly long process.

Commissioner Greseth stated that there is a process for plats and fails to see that if this started in November, when the Township is only finding out about it in February.

Smith stated that the Township does have a Conservation Subdivision Ordinance.

Commissioner Greseth asked when the Township could meet.

Commissioner Buck asked how we should proceed with this meeting.

Smith stated that if approved, the township will have time to look it over.

<sup>6</sup>It was moved by Commissioner Miller and seconded by Commissioner Greseth 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 submitted by Duane Wojcik, 34399 County 2 Boulevard, Red Wing, MN, for a preliminary and final plat review of the proposed WOJ Farm Addition, with the condition that the plat cannot be presented to the County Board until the township has conducted it's review process.

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**Motion carried 7:0**

**5. Other Discussion**

**Discuss the Finding of Facts for Animal Feedlot Conditional Uses with the County Attorney**

*Steve O'Keefe, County Attorney provided an overview of the findings of fact that are listed for conditional uses in the County's Zoning Ordinance. He recommends the Commission's findings should closely follow, or mimic the language of the ordinance.*

*Commissioner Greseth stated Does the language make sense or should we modify how it's said?*

*O'Keefe stated that the language has also been used statewide for some time.*

*Commissioner Overland stated that keeping the words more closely used in the Ordinance and sticking with the 5 findings of fact would be in the County's best interest.*

**6. <sup>7</sup>ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Huneke to adjourn the Planning Commission Meeting at 6:59 p.m.**

**Motion carried 7:0**

Respectfully Submitted,  
William Lenzen, Zoning Assistant

**MOTIONS**

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

Motion carried **6:0**

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

Motion carried **6:0**

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

Motion carried **7:0**

<sup>4</sup> APPROVE the repeal of the Goodhue County Map 1.

Motion passed **7:0**

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

Motion carried **7:0**

<sup>6</sup> APPROVE the WOJ farm addition preliminary and final plat.

Motion passed **7:0**

<sup>7</sup> ADJOURN. Motion to adjourn the meeting.

Motion carried **7:0**