

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
May 20, 2024, MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:05 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, Darwin Fox, and Tom Gale

Commissioners Absent: Marc Huneke

Staff Present: Zoning Administrator Samantha Pierret, Zoning Assistant William Lenzen

1. Approval of Agenda

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

Motion carried 6:0

2. Approval of Minutes

²Motion by Commissioner Fox; seconded by Commissioner Warrington 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 HEARINGS: Request for CUP for a Rural Tourism Facility (Weddings/Events)

Request, submitted by Belle Creek Properties LLC/Gavin Hokanson (Owner) for a Conditional Use Permit (CUP) to permit a Rural Tourism facility for weddings and events within the existing Belle Creek Roller Rink building. 35294 County 8 BLVD Goodhue, MN 55027. Parcel 25.008.1000. Part of the SW ¼ of the NW ¼ of Section 08 TWP 111 Range 16 in Belle Creek Township. B Zoned District.

Pierret presented the staff report and attachments.

Chair Buck Opened the Public Hearing

No one spoke for or against the request

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

Motion carried 6:0

Commissioner Gale stated that the township discussed this proposal with the applicant and that the Township's concern is about the parking across the street including appropriate lighting and people walking across 352nd Street.

⁴**It was moved by Commissioner Gale and seconded by Commissioner Miller for the Planning Advisory Commission to:**

- Adopt the staff report into the record
- Adopt the findings of fact

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- Accept the application, testimony, exhibits, and other evidence into the record; and

Recommend the County Board of Commissioners **APPROVE** the Request, submitted by Belle Creek Properties LLC/Gavin Hokanson (Owner) for a Conditional Use Permit (CUP) to permit a Rural Tourism facility for weddings and events within the existing Belle Creek Roller Rink building. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Hours of operation shall be Fridays and Saturdays May through September until midnight;
3. On-street parking and loading/off-loading shall be prohibited;
4. Applicant shall obtain Building Permit approvals for all renovations from the Goodhue County Building Permits Department prior to beginning construction;
5. Applicant shall obtain all appropriate well and septic system permits from the Goodhue County Environmental Health Department prior to hosting events;
6. All exterior signage located on the property must follow Goodhue County Zoning Ordinance Article 11 Section 17 (Sign Regulations);
7. Compliance with all necessary State and Federal registrations, permits, licenses, and regulations;
8. Compliance with Goodhue County Zoning Ordinance including Article 27 B, Business District and Article 11 Section 30 Rural Tourism; and
9. Applicant shall provide lighting in the parking area and adequate lighting for walkers crossing 352nd Street. Lights shall be directed downward and not create a nuisance to other properties. All foot traffic to/from the parking area shall be directed to utilize the north portion of the property for building access by signage, paths, blockades, and/or other means deemed sufficient by the County Zoning Administrator. County 8 BLVD shall not be used by walkers to access the property.

Motion carried 6:0

5. Other Discussion

There was no additional discussion.

6. ⁵ADJOURN: Motion by Commissioner Fox and seconded by Commissioner Greseth to adjourn the Planning Commission Meeting at 6:20 p.m.

Motion carried 6:0

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Respectfully Submitted,

William Lenzen Zoning Assistant

MOTIONS

¹ APPROVE the PAC meeting agenda

Motion carried **6:0**

² APPROVE the previous month's meeting minutes

Motion carried **6:0**

³ Motion to close the Public Hearing

Motion carried **6:0**

⁴ APPROVE the Request for CUP for Rural Tourism

Motion passed **6:0**

⁵ ADJOURN. Motion to adjourn the meeting.

Motion carried **6:0**

UNOFFICIAL UNTIL APPROVED BY THE PAC