

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
May 22, 2026, 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: Chris Buck, Richard Miller, Christopher Warrington, Carol Overland, Flinton Stehr, and Todd Greseth

Commissioners Absent: Charlie Dicke

Staff Present: Land Use Management Director Megan Smith, Zoning Assistant Leah Pieper.

1. Approval of Agenda

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

Motion carried 6:0

2. Approval of Minutes

Due to staff request, approval of previous month's meeting minutes will take effect on the June Planning Advisory Commission Meeting.

3. Conflict/Disclosure of Interest

No conflicts or disclosures.

4. Public Hearing(s):

Map Amendment Request by Richard Warnick (Landowner)

Request submitted by Richard Warnick, 26374 Lehrbach Road Red Wing, MN 55066, to re-zone the parcel with ID 34.004.0600 from A-3 (Urban Fringe) to R-1 (Residential). The property is described as PT OF NW1/4 OF NW1/4 SECTION 4, TOWNSHIP 114, RANGE 14 IN RED WING, MN 55066.

Pieper presented the staff report and attachments.

Applicant made a statement and answered commissioner's questions.

Chair, Chris Buck Opened the Public Hearing

Staff presented a letter received from the City of Red Wing. (Attachment A)

The city is currently taking a land feasibility study for future growth areas and recommends denial because they do not know if this is an area feasible for growth yet. They also stated they would be open to discussing with Hay Creek Township for future growth in this location at some point.

A member of the public (Doug Alms) presented questions and comments to the board.

This member of the public expressed concerns with annexation from the city in the past in this area specifically and expressed hesitancy for this re-zoning as well.

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²After Chair Buck called three times for comments, it was moved by Commissioner Greseth and seconded by Commissioner Warrington to close the Public Hearing.

Motion carried 6:0

³**It was moved by Commissioner Greseth and seconded by Commissioner Overland for the Planning Advisory Commission to:**

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

Recommend the County Board **Deny** the re-zoning request for the subject property from A-3 (Urban Fringe) to R-1 (Residential).

Motion carried 6:0

5. Other Discussion

- a. None

6. ⁴ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 6:17p.m.

Motion carried 6:0

Respectfully Submitted,
Leah Pieper, Zoning Assistant

MOTIONS

¹ **APPROVE the PAC meeting agenda.**

Motion carried 6:0

² **Motion to close the Public Hearing.**

Motion carried 6:0

³ **Motion to Deny Map Amendment Request**

Motion carried 6:0

⁴ **ADJOURN. Motion to adjourn the meeting.**

Motion carried 6:0

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Attachment A



May 18, 2026

Megan Smith
Goodhue County Land Use Management
509 West 5th Street
Red Wing, MN 55066

RE: City Comment – Warnick Rezoning Request
Parcel ID: 34.004.0600 | Hay Creek Township

Dear Megan,

The City of Red Wing has reviewed the request to rezone Parcel ID 34.004.0600 from A-3 to R-1 to facilitate a future property split. The subject property is immediately adjacent to the City's municipal boundary. After review, the City does not support the proposed rezoning or subsequent subdivision at this time.

The City of Red Wing is currently undertaking a land feasibility study to identify future growth areas for the City both inside and outside current municipal boundaries. The area east and north of the Red Wing High School property has been identified as one of the primary study areas for future growth, especially to accommodate the City's need for residential development. Once this study is complete, we expect to engage with the adjacent townships and Goodhue County to discuss how this area should grow and whether or not annexation should be part of this conversation.

At present, there is no annexation framework, utility service plan, or development agreement in place to support the requested rezoning. We also understand that the parcel under consideration is not served by a public road; however, it abuts platted right-of-way within the City limits on its western border. In the absence of coordination on these matters, the proposal represents premature subdivision in an area expected to urbanize over time.

Development reliant on private wells and septic systems may complicate or delay future connection to municipal utilities. In addition, the absence of a coordinated access plan limits opportunities to establish an interconnected street network.

To support orderly development, the City recommends that rezoning in this area be coordinated with a defined annexation strategy. At a minimum, such a framework should address:

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- Extension of municipal water and sanitary sewer in compliance with City standards if the area is going to develop at density levels higher than allowed under the current County zoning.
- Future street access and connectivity, including a potential extension of Goodhue Street North and alignment future street extension plans.
- Development pattern and lot configuration that allows for efficient transition to urban densities and standards.
- Annexation timing and mechanism, including coordination with Hay Creek Township.

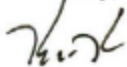
The City is open to working collaboratively with the property owner, Hay Creek Township, and Goodhue County to plan for development of this area in a manner that is orderly, efficient, and consistent with long-term growth objectives for all entities.

If the County elects to proceed, the City strongly encourages incorporation of conditions that preserve future access, utility corridors, and the ability to reconfigure the site for future growth and development of the area.

The City appreciates the opportunity to provide input and looks forward to continued coordination with Goodhue County and Hay Creek Township.

Please contact us if additional information or discussion would be helpful.

Sincerely,



Kyle Klatt
Community Development Director