

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
November 18th, 2024, 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, Darwin Fox, Marc Huneke, and Tom Gale

Commissioners Absent: None

Staff Present: Interim Zoning Administrator Megan Smith, Zoning Assistant William Lenzen, and Previous Zoning Administrator Samantha Pierret.

1. Approval of Agenda

¹Motion by Commissioner Fox; seconded by Commissioner Miler to approve the meeting agenda.

Motion carried 5:0

2. Approval of Minutes

²Motion by Commissioner Greseth; seconded by Commissioner Warrington to approve the previous month’s meeting minutes.

Motion carried 5:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearing(s):

PUBLIC HEARING: Consider Goodhue County Zoning Ordinance Updates Relating to Cannabis Uses

Proposed amendments to Article 10 (Definitions), Article 11 (Performance Standards), and Article 20 (Table of Uses) to add definitions and performance standards for cannabis businesses and to add cannabis license types to the Table of Uses.

Smith presented the staff report and attachments.

Chair Buck Opened the Public Hearing

County Commissioner Brad Anderson shared that he had talked to the cities and would like to see cannabis sales be left out of zone A3 because it could affect the direction in which cities grow.

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 7:0

Commissioner Greseth stated the following scenario as a question: if a city wants to expand into A3, and the land is being used for agricultural cannabis growing, could the farmer continue to grow cannabis on that A3 zoned land if its within city limits?

Smith stated that under the proposed ordinance, cannabis cultivation is a permitted use, but that cities will have to adopt cannabis zoning ordinances for lands they control or annex.

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Commissioner Greseth stated that he would like to see a buffer around the cities prohibiting cannabis growing.

Commissioner Warrington stated that it could be a Conditional use rather than a zone or buffer.

Commissioner Greseth stated in favor of prohibiting it in the A3 zones.

Commissioner Miller stated that he sees A3 as AG land and they should be able to grow a crop on that. When the city annexes the land, they then need to decide what happens. Could support CUP of IUP uses.

Commissioner Warrington asked if would manufacturing be allowed in AG zones.

Smith stated that manufacturing would not be allowed in agricultural districts.

Commissioner Greseth stated that you would then need to have Ag-zoned property to grow cannabis.

Commissioner Warrington asked if we should allow manufacturing in the Ag-zoned districts.

Commissioner Miller stated that he agrees with the three distinctions outlined by staff. Growing in Ag zones, processing in industrial zones, and sales in business zones.

Commissioner Fox stated that he is also in agreement with the proposals. Doesn't like the idea of allowing manufacturing and packaging in the Ag zones because this could cause complaints over the odor.

Commissioner Greseth asked staff if other counties have adopted theirs yet.

Smith stated that some of the Counties near the cities are close to completing their Ordinances. But Goodhue County has been ahead of the game. This ordinance may need amendments in the future because of unforeseen situations or changes made at the state level.

Commissioner Greseth asked Samantha her thoughts.

Samantha Pierret stated that this is a good language to have in place before the moratorium expires.

It was moved by Commissioner Miller and seconded by Commissioner Fox 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 of Commissioners **APPROVE** the Proposed amendments to Article 10 (Definitions), Article 11 (Performance Standards), and Article 20 (Table of Uses) to add definitions and performance standards for cannabis businesses and to add cannabis license types to the Table of Uses.

Motion carried 7:0

CONSIDER: Request for Text Amendments to the Goodhue County Subdivision Ordinance and to the Goodhue County Zoning Ordinance Article 30 (CR, Commercial Recreational District)

Request, submitted by Every River LLC (Megan Smith, Applicant) to consider proposed text amendments to the Goodhue County Subdivision Ordinance and Goodhue County Zoning Ordinance to allow Planned Unit Developments (PUDs) as Conditional Use in the Commercial Recreational District with specific performance standards. This item was tabled by the PAC at their September 16, 2024, meeting.

Pierret presented the staff report and attachments.

Chair Buck opened the floor for Township representatives to speak.

Nathan Oppedahl, Florence Township stated they are concerned about the ordinance pertaining to the sale of housing units.

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A Minneola Township representative was presented, stating that he is concerned that allowing Planned Unit Developments in rural areas will cause more costs to townships and more safety concerns. Also concerned about the sale of these units.

Commissioner Miller stated that under Subd. 6, letter O: "Evidence of Township acknowledgment or approval of proposal." Is that saying that townships have ultimate control?

Pierret stated that it does not mean that they have ultimate control. The county requires townships to sign off on a plat.

Commissioner Gale stated that townships would then have to hire an attorney should the township want to deny the plat. Proposes a new zoning district for this use.

Commissioner Fox stated that some want it as its own site-specific situation.

Commissioner Greseth stated that he's concerned that approving this would create issues in the future.

Commissioner Fox stated that if denied tonight. The applicant can bring it back for consideration.

⁵It was moved by Commissioner Miller and seconded by Commissioner Gale 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 Goodhue County Board of Commissioners **Deny** the Request, submitted by Every River LLC (Megan Smith, Applicant) to the proposed text amendments to add Planned Unit Developments to the Goodhue County Subdivision Ordinance using language prepared by staff.

Motion carried 7:0

5. Other Discussion

There are currently two items on the agenda for next month.

Appointments are to be made for PAC and a BOA representative.

6. ⁶ADJOURN: Motion by Commissioner Fox and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 6:45 p.m.

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 APPROVE the Request for Cannabis amendments to articles 10, 11, and 20.

Motion passed **7:0**

⁵ **Deny** the Request for Text Amendments to the Goodhue County Subdivision Ordinance.

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Motion carried **7:0**

⁶ ADJOURN. Motion to adjourn the meeting.

Motion carried **7:0**

UNOFFICIAL UNTIL APPROVED BY THE PAC