

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
December 16th, 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.

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 Warrington; seconded by Commissioner Fox 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: Request for IUP for a Tier 3 Home Business

Request for an Interim Use Permit submitted by Titus Byler (Owner) to operate a Sawmill business on property zoned A-1 (Agricultural Protection). The property is located at 38193 County 8 Blvd Goodhue MN, 55027, Parcel 25.029.0300. The abbreviated legal description is part of the NW ¼ of Section 29 TWP 111 Range 16 in Belle Creek Township, comprising approximately 17 acres.

Lenzen presented the staff report and attachments.

Chair Buck Opened the Public Hearing

No one spoke.

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

Motion carried 7:0

⁴It was moved by Commissioner Gale and seconded by Commissioner Huneke 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

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
December 16th, 2024, MEETING MINUTES
DRAFT

Recommend the County Board of Commissioners **APPROVE** the Request for an Interim Use Permit submitted by Titus Byler (Owner) to operate a Sawmill business on property zoned A-1 (Agricultural Protection).

Motion carried 7:0

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request, submitted by Sarah Rohr (Applicant) on behalf of Jeffrey Rohr (Owner) to rezone 2.83 acres from A-3 (Urban Fringe District) to R-1 (Suburban Residential District). Parcel 32.200.0320. 33355 Territorial Road, Lake City, MN 55041. Part of the S ½ of the NW ¼ of Sec 31 Township 112 Range 12 in Florence Township.

Smith presented the staff report and attachments.

Commissioner Greseth asked whether the mine could stop this by not signing the letter for a dwelling to be less than 1000ft from a mine.

Smith

Commissioner Greseth asked why the lot is under 3 acres when in the staff report it is stated as being just less than 4 acres.

Lenzen stated that in October or November, Jeffrey Rohr combined two parcels that were there, and the maps hadn't been updated yet to reflect that.

Smith stated

Commissioner Greseth asked when we rezone parcels to R-1, should it be as a larger piece or one parcel at a time?

Commissioner Miller stated that it seems more likely that it will happen one parcel at a time.

Commissioner Fox stated that he agrees with Miller that it seems more likely to happen, especially in this area.

Commissioner Gale stated who should push that through. The County or Township?

Commissioner Fox stated that it's tough unless one of these takes the lead.

Commissioner Gale stated that it's the responsibility of the mine operator if they want to allow that dwelling next to the mine. I would also hate to have the applicant spend all this money and not get the opportunity to build a dwelling.

Applicant stated that they are aware that they could have the possibility of not getting approval from the mine and they are comfortable with living next to the mine.

Commissioner Miller stated that they are allowed to put up an Accessory Dwelling Unit on this site if it is less than 100ft from the primary dwelling.

Smith stated

Commissioner Miller stated that either dwelling can't be split. But they can be rented.

Smith stated

Commissioner Greseth asked where the 1000ft setback is from.

Smith stated that it is measured from the property line of the mine outward.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
December 16th, 2024, MEETING MINUTES
DRAFT

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

Motion carried 7:0

⁶It was moved by Commissioner Miller and seconded by Commissioner Warrington 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 **Approve** the Request, submitted by Sarah Rohr (Applicant) on behalf of Jeffrey Rohr (Owner) to rezone 2.83 acres from A-3 (Urban Fringe District) to R-1 (Suburban Residential District).

Motion carried 7:0

5. Other Discussion

Chair Buck thanks Gale and Fox for their years of service and for all the knowledge they have brought to the table.

Commissioner Greseth asked when they should do their restructuring.

Smith

Commissioner Buck asked if we knew who would be replacing them.

Commissioner Fox stated that Carrol Overland will be replacing Fox.

Commissioner Miller stated that they should wait for restructuring in the next year when they have everyone present.

6. ⁷ADJOURN: Motion by Commissioner Fox and seconded by Commissioner Gale to adjourn the Planning Commission Meeting at 6:32 p.m.

Motion carried 7:0

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 7:0

⁴ APPROVE the IUP Request for a Sawmill Business.

Motion passed 7:0

⁵ Motion to close the Public Hearing.

Motion carried 7:0

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
December 16th, 2024, MEETING MINUTES
DRAFT

⁶ APPROVE the Map Amendment Request from A-3 to R-1.

Motion carried **7:0**

⁷ ADJOURN. Motion to adjourn the meeting.

Motion carried **7:0**

UNOFFICIAL UNTIL APPROVED BY THE PAC