

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
July 27th, 2026, MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 5:30 PM by Vice Chair Chris Warrington at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Richard Miller, Christopher Warrington, Charlie Dicke, Flinton Stehr, and Todd Greseth

Commissioners Absent: Carol Overland and Chris Buck

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

1. Approval of Agenda

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

Motion carried 5:0

2. Conflict/Disclosure of Interest

No conflicts or disclosures.

3. Approval of June 22nd Minutes

²Motion by Commissioner Dicke; seconded by Commissioner Stehr to approve the meeting agenda.

Motion carried 5:0

4. Public Hearing(s):

Map Amendment Request by Ann and Jeff Bolin

Request submitted by Ann and Jeff Bolin (Landowners), for property located at 29055 County Road 2 Blvd Frontenac, MN 55026, to rezone the parcel with ID 32.285.0011 and 32.285.0030 from CR (Commercial Recreational) to R-1 (Residential). The properties are described as DOC#707132 PT OF LOT 1 BLK 1 VILLA MARIA ADD BEG AT NW COR, and DOC#703698 LOT 3 BLK 1 VILLA MARIA ADDITION in FRONTENAC, MN 55026

Pieper presented the staff report and attachments.

Applicant Jeff Bolin made a statement to the board and provided an additional map. (Attachment A)

Vice Chair, Chris Warrington Opened the Public Hearing

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

Motion carried 5:0

Staff and commissioners exchanged in discussion.

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

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-
- Accept the application, testimony, exhibits, and other evidence into the record; and,
- Recommend the County Board **Table** the Map Amendment Request from Jeff and Ann Bolin.
Motion carried 5:0

5. Map Amendment Request by Mikayla Ryan

Request submitted by Mikayla Ryan (Applicant), for property located at 17634 325th St Red Wing, MN 55066, to rezone the parcel with ID 25.011.0400 from A-1 (Agricultural Protection) to CS (Conservation Subdivision). The property is described as PT OF DOC#682426 N1/2 OF NW1/4 SECTION 11 TOWNSHIP 111, RANGE 016 in RED WING, MN 55066.

Pieper presented the staff report and attachments.

Applicants, Mikayla and Tyler Ryan, made a statement to the board. The applicants addressed concerns made at a previous meeting and explained their hopes for the property to retain agricultural uses.

Vice Chair, Chris Warrington Opened the Public Hearing

⁵After Vice Chair Warrington called three times for comments, it was moved by Commissioner Greseth and seconded by Commissioner Dicke to close the Public Hearing.

Motion carried 5:0

⁶It was moved by Commissioner Greseth and seconded by Commissioner Miller for the Planning Advisory Commission to:

- Accept the application, testimony, exhibits, and other evidence into the record; and,
- Recommend the County Board **Approve** the Map Amendment Request from Mikayla Ryan.
Motion carried 5:0

6. Preliminary Plat Request by Tyler and Mikayla Ryan

Request submitted by Tyler and Mikayla Ryan, for property located at 17634 325th St Red Wing, MN 55066, to allow the parcel with ID 25.011.0400 to receive a Preliminary Plat in conjunction with their pending Map Amendment request. The property is described as PT OF DOC#682426 N1/2 OF NW1/4 SECTION 11 TOWNSHIP 111, RANGE 016 in RED WING, MN 55066.

Pieper presented the staff report and attachments.

Vice Chair, Chris Warrington Opened the Public Hearing

⁷After Vice Chair Warrington called three times for comments, it was moved by Commissioner Stehr and seconded by Commissioner Greseth to close the Public Hearing.

Motion carried 5:0

⁸It was moved by Commissioner Miller and seconded by Commissioner Greseth for the Planning Advisory Commission to:

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

Recommend the County Board **Approve** the Preliminary Plat Request from Tyler and Mikayla Ryan.

Motion carried 5:0

7. Conditional Use Permit Request by Pine Island White Pines Sportsman's Club

Request submitted by Pine Island White Pines Sportsman's Club, for property located at 155 White Pines Road SE Pine Island, MN 55963, to allow the parcel with ID 39.033.0900 to expand current conditional use in additional acreage. The property is described as PT OF S165FT OF NE1/4 BEG AT SE COR, W ALNG S LINE 1068.28FT SECTION 33, TOWNSHIP 109, RANGE 015 in PINE ISLAND, MN 55963.

Pieper presented the staff report and attachments.

Applicant, Steve Tri, addressed the Commission about the project.

Vice Chair, Chris Warrington Opened the Public Hearing

A member of the Public, Trisha Studer, made a public comment. She asked questions to the board and applicants. Concerns were expressed about her existing business nearby and the noise this expansion would produce.

Applicant, Kevin Collins and Steve Tri, addressed the questions raised and presented more information to the board about the expansion in question.

⁹After Vice Chair Warrington called three times for comments, it was moved by Commissioner Greseth and seconded by Commissioner Dicke to close the Public Hearing.

Motion carried 5:0

¹⁰**It was moved by Commissioner Greseth and seconded by Commissioner Stehr for the Planning Advisory Commission to:**

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

Recommend the County Board **Amend** the existing Conditional Use and **Approve** the new CUP Request from The White Pines Sportsman's Club.

Motion carried 5:0

8. Other Discussion

- a. None

9. ¹¹ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 6:25 p.m.

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Motion carried 5:0

Respectfully Submitted,
Leah Pieper, Zoning Assistant

MOTIONS

¹ **APPROVE the PAC meeting agenda.**

Motion carried 5:0

² **APPROVE the PAC meeting minutes.**

Motion carried 5:0

³ **Motion to close the Public Hearing.**

Motion carried 5:0

⁴ **Motion to Table Map Amendment Request**

Motion carried 5:0

⁵ **Motion to close the Public Hearing.**

Motion carried 5:0

⁶ **Motion to Approve Map Amendment Request**

Motion carried 5:0

⁷ **Motion to close the Public Hearing.**

Motion carried 5:0

⁸ **Motion to Approve Preliminary Plat Request**

Motion carried 5:0

⁹ **Motion to close the Public Hearing.**

Motion carried 5:0

¹⁰ **Motion to Approve CUP Request**

Motion carried 5:0

¹¹ **ADJOURN. Motion to adjourn the meeting.**

Motion carried 5:0

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(Attachment A)

