

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

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:30 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, Charlie Dicke, and Todd Greseth

Commissioners Absent: None

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 7:0

2. Approval of Minutes

²Motion by Commissioner Overland; seconded by Commissioner Miller to approve the previous month's meeting minutes.

Motion carried 7:0

3. Conflict/Disclosure of Interest

No conflicts or disclosures.

4. Public Hearing(s):

Map Amendment Request by Jesse Hansen and Alex LaRocque (Landowners)

Request submitted by Grant Griffin on behalf of Jesse Hansen and Alex LaRocque, 35699 Hwy 61 Blvd Lake City, MN 55041, to Rezone the parcel with ID 32.013.2100 from B (Business) to CR (Commercial Recreational). The property is described as Part of Gov't Lot 4 SECTION 13 TOWNSHIP 112 RANGE 13 LYING ELY OF CEN HWY 61 in Lake City, MN.

Pieper presented the staff report and attachments.

Chair, Chris Buck Opened the Public Hearing

Staff presented a letter received from a member of the public (James and Ann Dankers).

³After 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 7:0

Commissioner Overland asked questions about sewer system concerns, staff answered accordingly.

Commissioner Warrington asked questions about campground slots, and the applicant answered accordingly.

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

⁴It was moved by Commissioner Greseth 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 County Board **Approve** the re-zoning request for the subject property from B (Business) to CR (Commercial Recreational).

Motion carried 7:0

Map Amendment Request by Scott Peterson (Applicant)

Request submitted by Scott Peterson, 17634 325th St Red Wing, MN 55066, to rezone Section 11 of Belle Creek Township from A-1 (Agriculture Protection) to A-2 (Agriculture).

Pieper presented the staff report and attachments.

The applicant did not wish to add anything.

Chair, Chris Buck Opened the Public Hearing

A member of the public (Shamus Ryan) read a letter presented to the board.

Staff presented a letter received from a member of the public (Ashley Ryan).

Staff presented a letter received from a member of the public (Sheri Ryan).

Staff presented a letter received from a member of the public (Gregory and Cindy Ryan).

A member of the public (Rob O'Connor) read a letter presented to the board.

A member of the public (Travis Ryan) read a letter presented to the board.

A member of the public (Kevin O'Connor) read a letter presented to the board.

A member of the public (Marie McNamara) read a letter presented to the board.

⁵After 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 7:0

Commissioner Greseth asked questions about a potential singular building site to be allowed, staff answered accordingly.

Chair Buck, Commissioner Miller, and Commissioner Greseth exchanged in discussion with staff.

Mikayla Ryan read a letter from the Township.

Staff continued to discuss with Commissioners.

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

- Adopt the staff report into the record;

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

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

Recommend the County Board **Deny** the re-zoning request for the subject Section from A-1 (Agricultural Protection) to A-2 (Agricultural).

Motion carried 7:0

Conditional Use Permit Request by Bryan and Brandon Billman (Landowners)

CUP request submitted by Bryan and Brandon Billman, 15260 460th St Wanamingo, MN 55983, to expand the existing feedlot located at parcel with ID 40.003.0501. The property is described as part of W480FT OF N907.50FT OF NE1/4 OF NW1/4 SECTION 3, TOWNSHIP 109, RANGE 016 in Zumbrota, MN.

Pieper presented the staff report and attachments.

The applicant made comments and answered Chair Bucks' questions.

Chair, Chris Buck Opened the Public Hearing

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

Motion carried 7:0

Commissioners requested Kelsey Pettit (Goodhue County Feedlot Officer) provide a comment, she provided information accordingly.

⁸It was moved by Commissioner Greseth 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 County Board **Approve** the CUP request for the subject property to expand current feedlot.

Motion carried 7:0

5. Other Discussion

a. Report from Density Committee

Commissioners and staff discussed.

b. Announcement from Commissioner Overland regarding Transmission Lines

6. ⁹ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 7:40p.m.

Motion carried 7:0

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

Respectfully Submitted,
Leah Pieper, Zoning Assistant

MOTIONS

¹ **APPROVE the PAC meeting agenda.**

Motion carried 7:0

² **APPROVE the previous month's meeting minutes.**

Motion carried 7:0

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

Motion carried 7:0

⁴ **Motion to Approve Map Amendment Request**

Motion carried 7:0

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

Motion carried 7:0

⁶ **Motion to Deny Map Amendment Request**

Motion carried 7:0

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

Motion carried 7:0

⁸ **Motion to Approve CUP Request**

Motion carried 7:0

⁹ **ADJOURN. Motion to adjourn the meeting.**

Motion carried 7:0