

**PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
November 17<sup>th</sup>, 2025, 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: Charlie Dicke, Christopher Warrington, Richard Miller, and Chirs Buck, Carol Overland, Marc Huneke, and Todd Greseth

Commissioners Absent: None

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

**1. Approval of Agenda**

<sup>1</sup>Motion by Commissioner Miller; seconded by Commissioner Huneke to approve the meeting agenda.

**Motion carried 7:0**

**2. Approval of Minutes**

<sup>2</sup>Motion by Commissioner Miller; seconded by Commissioner Huneke 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 Rezone for Dana Frederixon**

*Request submitted by Dana Frederixon, 19029 County 10 Blvd, Zumbrota, MN 55992, to allow the parcel with ID number 47.032.1700 to be Rezoned from A-3 (Urban Fringe) to R-1 (Residential). The property is described as PART OF THE W 1/2 OF NE1/4 & PART OF E1/2 OF NW1/4 S OF SECTION 32, TOWNSHIP 110, RANGE 15, IN ZUMBROTA TOWNSHIP, GOODHUE COUNTY, MN.*

*Pieper presented the staff report and attachments.*

**Chair Buck Opened the Public Hearing**

<sup>3</sup>After Chair Buck called three times for comments, it was moved by Commissioner Huneke and seconded by Commissioner Greseth to close the Public Hearing.

**Motion carried 7:0**

<sup>4</sup>It was moved by Commissioner Miller and seconded by Commissioner Huneke for the Planning Advisory Commission to:

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- 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 request submitted by Dana Frederickson (applicant), to allow the Map Amendment of only 4.80 acres of Parcel 47.032.1700 to be rezoned from A-3 (Urban Fringe) to R-1 (Residential).

**Motion carried 7:0**

**Conditional Use Permit, Joshua Betcher**

*Request submitted by Josh Betcher, 23830 County 42 Blvd, Mazeppa, MN 55956, to allow the property owner to operate a Tier 3 home-based business on the property. Tax parcel 47.012.0100 and described as PART OF THE E1/2 NE1/4 OF SECTION 12, TOWNSHIP 110, RANGE 15, IN ZUMBROTA TOWNSHIP, GOODHUE COUNTY, MN.*

*Pieper presented the staff report and attachments.*

*Josh Betcher (applicant) stated that he understood the staff recommendation and explained further on employee limits and square footage Limits. Commissioner Overland and applicant exchanged conversation regarding the driveway concern, as well as Commissioner Greseth.*

*Chairperson Buck asked a clarifying question about the nature of the Business*

*Mr. Betcher explained that the business would make seed coating machining equipment to support the agricultural community*

**Chair Buck Opened the Public Hearing**

**<sup>5</sup>After Chair Buck called three times for comments, it was moved by Commissioner Huneke and seconded by Commissioner Miller to close the Public Hearing.**

**Motion carried 7:0**

**<sup>6</sup>It was moved by Commissioner Miller 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,

Recommend the County Board **Approve** the request submitted by Josh Betcher (Owner), to receive a Conditional Use Permit for the Use of a Tier 3 Home-based Business on Parcel 39.020.0802.

**Motion carried 7:0**

**Conditional Use Permit, William Erickson**

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*Request submitted by William Erickson, applicant for the property owner Daniel Ryan, 16764 342 St Way, Goodhue MN, to allow overnight camping in conjunction with a music festival to occur July 23<sup>rd</sup> to 25<sup>th</sup>, 2026. The event will be held on tax parcel 25.002.0204 and described as PART OF THE W1/2 OF THE NE1/4 & NW1/4 & SE1/4 OF THE NE1/4 OF SECTION 2, TOWNSHIP 111, RANGE 16 IN BELLE CREEK TOWNSHIP, GOODHUE COUNTY, MN.*

*Pieper presented the staff report and attachments.*

*William Erickson (applicant) explained the proposed use more in depth to commissioners present. Discussion between commissioners and the applicant occurred.*

**Chair Buck Opened the Public Hearing**

**<sup>7</sup>After Chair Buck called three times for comments, it was moved by Commissioner Huneke and seconded by Commissioner Greseth to close the Public Hearing.**

**Motion carried 7:0**

**<sup>8</sup>It was moved by Commissioner Greseth and seconded by Commissioner Miller 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 request submitted by William Erickson (Applicant), to receive a Conditional Use Permit for Parcel 25.002.0204 and allow the use for overnight camping in conjunction with a music festival during the dates July 23<sup>rd</sup> to July 25<sup>th</sup> of 2026.

**Motion carried 7:0**

**5. Other Discussion**

**a. Term Re-Elections Discussion**

**b. Board of Adjustment and Planning Advisory Commission Meeting Conjunction Discussion**

**6. <sup>9</sup>ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Huneke to adjourn the Planning Commission Meeting at 6:30 p.m.**

**Motion carried 7:0**

Respectfully Submitted,  
Leah Pieper, Zoning Assistant

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MOTIONS

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<sup>1</sup> **APPROVE** the PAC meeting agenda.

Motion carried 7:0

<sup>2</sup> **APPROVE** the previous month's meeting minutes.

Motion carried 7:0

<sup>3</sup> **Motion to close the Public Hearing.**

Motion carried 7:0

<sup>4</sup> **Approve** the Map Amendment for Dana Frederixon

Motion carried 7:0

<sup>5</sup> **Motion to close the Public Hearing.**

Motion carried 7:0

<sup>6</sup> **Approve** the Conditional Use Permit for Josh Betcher

Motion carried 7:0

<sup>7</sup> **Motion to close the Public Hearing.**

Motion carried 7:0

<sup>8</sup> **Approve** the Conditional Use Permit for William Erickson

Motion carried 7:0

<sup>9</sup> **ADJOURN. Motion to adjourn the meeting.**

Motion carried 7:0