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To: Goodhue County Board of Commissioners  
From: Megan Smith, Land Use Management Director  
Date: September 10, 2025  
Mtg. Date: September 16, 2025  
Re: August Planning Advisory Commission Meeting Minutes

**ATTACHMENTS:**

- August Planning Advisory Commission Meeting Minutes

**SUMMARY:**

The County Board is being asked to consider five (5) land use requests that were considered at the Planning Advisory Commission's meeting on August 18, 2025. The meeting minutes from that meeting are attached to this memo, instead of being attached to each agenda item.

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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, Carol Overland, Richard Miller, Chris Buck, Todd Greseth, and Marc Huneke

Commissioners Absent: Christopher Warrington

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

**1. Approval of Agenda**

<sup>1</sup>Motion by Commissioner Miller; seconded by Commissioner Overland to approve the meeting agenda. **Motion carried 6:0**

**2. Approval of Minutes**

<sup>2</sup>Motion by Commissioner Greseth; seconded by Commissioner Huneke to approve the previous month's meeting minutes. **Motion carried 6:0**

**3. Conflict/Disclosure of Interest**

*No conflicts or disclosures.*

**4. Tabled Review:**

**Savannah Carlson rezoning request (map amendment) in Florence Township**

*Smith presented the staff report and attachments and updated the Commission that the Board of Adjustment had approved a setback variance from a mining site for the applicant's property, which was the reason the item had been tabled by the Commission.*

<sup>3</sup>**Motion by Commissioner Huneke to remove the Carlson Rezone from the Tabled items, seconded by Commissioner Overland. Motion carried 6:0**

<sup>4</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 map amendment request from Savannah Carlson for a rezoning from A-2 to R-1. **Motion carried 6:0**

**5. Public Hearing(s):**

**William Hollar rezoning request (map amendment) in Pine Island Township**

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The Planning Advisory Commission will hold a public hearing and consider a request submitted by William Hollar, 21444 County 11 Blvd, Pine Island MN, to consider the re-zoning of property, described as part of the E 1/4 OF the NW 1/4 of Section 27 Twp 109 Range 15, approximately 30 acres. Parcel 39.027.0300. Mr. Hollar is requesting the rezoning from A1 Agricultural Protection to R1 Suburban Residence to allow for the creation of two new building sites.

*Smith presented the staff report and attachments.*

*William Hollar stated that he went to the county board when he had built his home. He understands the density rules. He thinks now would be a good time to plan for future home sites because of the County 11 road work that is being planned. The Highway Department could include approaches as part of their work if the home sites were approved.*

*Commissioner Overland asked if a Conservation Subdivision was considered.*

*Commissioner Miller stated that Pine Island Twp voted the rezoning to R-1 down at their last meeting.*

**Chair Buck Opened the Public Hearing**

*No one spoke at the public hearing.*

**<sup>5</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 6:0**

**<sup>6</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 **Deny** the request submitted by William Hollar to consider the re-zoning of parcel 39.027.0300 from A-1 (Agricultural Protection) to R-1 (Suburban Residence) to allow for the creation of two new building sites. **Motion carried 6:0**

**Michael Ferrin rezoning request (map amendment) in Cannon Falls Township**

The Planning Advisory Commission will hold a public hearing and consider a request submitted by Michael Ferrin on behalf of Stephen Ferrin, for property located west of Hay Creek Hills Drive, described as part of the SW1/4 OF SE1/4 of Section 7, Twp 112 Range 14, approximately 9 acres. Parcel 34.007.0801. Mr. Ferrin is requesting the rezoning from A2 Agricultural to R1 Suburban Residence to allow for the creation of a new building site.

*Smith presented the staff report and attachments.*

*Michael Ferrin stated that his parents would like to sell 9 acres behind their home to someone who wants to build a home. (Handed out an aerial image of the parcel [Fig. 2], property tax statement [Fig. 3], and the parcel survey [Fig. 4]). Ferrin mentioned that he got a quote for the driveway from a contractor.*

*Commissioner Buck asked how the new home would obtain access to the site since the elevation from Hay Creek Hills drive up the bluff to the site would be too steep.*

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*Ferrin stated that the new home and would not have access to a public road and his parents would have to figure out how to grant an easement.*

*Commissioner Buck asked about a path visible in the aerial photo.*

*Ferrin stated that is state land and he doubts the state would allow it for access to new home.*

*Commissioner Overland asked about the overhead power line that is visible in the photo, and what the voltage is the powerline is. Ferrin did not know.*

**Chair Buck Opened the Public Hearing**

*John Title 30619 Hay Creek Hills Drive Red Wing, MN 55066. Read a letter to the Commissioners opposing the project. (See Fig. 1.)*

**<sup>7</sup>After Chair Buck called three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Huneke to close the Public Hearing. Motion carried 6:0**

*Commissioner Miller asked staff if the land to the southwest is zoned R-1.*

*After pulling up the map, Smith stated that nearby, but not adjacent land it is a platted subdivision, zoned R-1. It was platted in 1987.*

*Commissioner Greseth asked staff if platting this parcel would change anything?*

*Smith stated that platting doesn't change the zoning. Smith reiterated that the R-1 district is not intended to be used as spot zoning but rather as a district for development.*

*Commissioner Miller agreed with the staff and mentioned that spot zoning can have unwanted consequences.*

**<sup>8</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 **Deny** the request submitted by Michael Ferrin on behalf of Stephen Ferrin to rezone parcel 34.007.0801 from A-2 (Agricultural) to R-1 (Suburban Residence) to allow for the creation of one new building site. **Motion carried 6:0**

**Randall Rechtzigel rezoning (map amendment) in Cannon Falls Township**

The Planning Advisory Commission will hold a public hearing and consider a request submitted by Randall Rechtzigel for property located east of Highway 52, described as part of Block 1 of the Evolve Addition, located in the Section 30 Twp 112 Range 17, on approximately 2.4 acres. Parcel 28.130.0020. Mr. Rechtzigel is requesting the rezoning from B Business to I Industrial to allow for a building material storage yard.

*Smith presented the staff report and attachments.*

*Randy Rechtzigel stated that he has owned this property for 30 years and wanted to develop it. The city of Cannon Falls had some plans in mind, but nothing materialized due to the cost of running*

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*utilities to the parcels. He has a buyer looking to use the site for storage building assembly, parts storage, and distribution, which are uses allowed in the Industrial District by not Commercial.*

*Commissioner Overland asked how this parcel has road access.*

*Rechtzigel stated that Ash Ct does run down to the beginning of this parcel. Ash Ct goes from paved to gravel.*

**Chair Buck Opened the Public Hearing**

*No one spoke at the public hearing*

<sup>9</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 6:0**

<sup>10</sup>**It was moved by Commissioner Huneke and seconded by Commissioner Overland 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 Randall Rechtzigel for the re-zoning of parcel 28.130.0020 from B (Business) to I (Industrial) to allow for a building material storage yard.

**Motion carried 7:0**

**John Lund Rezoning (map amendment) in Florence Township**

The Planning Advisory Commission will hold a public hearing and consider a request submitted by John Lund for property located at 29904 County 2 Blvd, Frontenac, MN, legally described as part of government lot 3 in Section 12, Twp 112, Range 13, comprising approximately 3 acres. Parcel 32.012.0400. Mr. Lund is requesting the rezoning from CR Commercial Recreation to R1 Suburban Residence to allow for residential use of the property.

*Smith presented the staff report and attachments.*

**Chair Buck Opened the Public Hearing**

*No one spoke at the public hearing.*

<sup>11</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 6:0**

*Commissioner Greseth asked if there is a potential for up to 3 homes.*

*Smith stated that based on the lot size of 3 acres, and if the R1 zoning is approved, that yes this lot could potentially have up to three dwellings in total, but that shoreland and floodplain ordinance would further restrict density because both natural features are present.*

*Commissioner Overland asked if it was possible to add a condition to remove the second driveway.*

*Smith stated that we really don't know why that second driveway was installed.*

*Commissioner Greseth asked if there were homes nearby and how close they were.*

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*Smith stated that a substantial neighborhood of R-1 parcels exists to the north of this site.*

*Commissioner Overland stated that this house used to be the caretaker's home for the Villa Maria.*

*Smith stated that Florence Township has approved the township rezoning this parcel rezoned to R-1.*

*Commissioner Greseth asked when the septic system was built and asked if, at the time of the septic installation, there was a consideration for a second dwelling.*

*Smith stated that a new septic system was installed for the sale of the property, but doesn't know off hand if it was sized for a second dwelling.*

*Commissioner Huneke asked if it would meet all the required setbacks for the R-1 District.*

*Smith explained the Shoreland, Floodplain, and septic system setbacks for each article for the R-1 District.*

*Commissioner Huneke stated that it feels more acceptable for this parcel to be rezoned to R-1 based on the Shoreland and Floodplain districts.*

*Commissioner Miller stated that it needs to be rezoned out of the CR district, and we have to decide what it should be rezoned to either residential or agricultural and he feels residential is more appropriate given it's small lot size and the fact it has an existing dwelling.*

<sup>12</sup>**It was moved by Commissioner Huneke and seconded by Commissioner Overland 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 John Lund for the rezoning of parcel 32.012.0400 from CR (Commercial Recreation) to R-1 (Suburban Residence) to allow for residential use of the property. **Motion carried 7:0**

## **6. Other Discussion**

### **a. Staff Update on Solar Financial Security Review**

Smith explained that the county board has asked staff to work with the Planning Advisory Commission to review the County's solar regulations related to financial securities. The Board has indicated that the County should establish a clear requirement for when a financial security is required and when one is not, and then how that financial security is monitored and tracked. This could potentially involve a change to Article 19 of the Goodhue County Zoning Ordinance, solar energy systems. Smith stated the financial security is a way in which the County can protect it's land, neighborhood, and taxpayers from solar projects that end up abandoned, not maintained, or other issues that could occur. With a financial security in place, the county could draw on those dollars to clean up site or even carry out the full decommissioning plan if needed, all without use of tax payer dollars.

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Smith asked Commissioners what information they would need to consider this item.

Commissioner Miller asked to look into battery storage regulations to amend the ordinances.

Commissioner Overland stated that she has dealt a bit with solar systems. Limited Liability Companies have a tendency to disappear, merge, or be acquired. There tends to be language in these leases that, should the company disappear, the landowner can take on the decommissioning, and having a firm decommissioning plan is advisable.

Commissioner Overland stated that it does make sense to have the county involved in this for landowners.

Smith stated that if an ordinance amendment were needed, this would be a good time to add a section regarding battery storage since that issue has been brought up by Commissioners to staff.

Commissioner Greseth stated that escrows are money the County holds, whereas bonds typically require renewal, which means staff would need to verify bond validity over a 20 or 30 year timeframe.

Smith stated that what the county is also doing is protecting the landowners and taxpayers. Asked the commissioners if they are in support of discussing financial securities.

All commissioners agreed.

Smith discussed the differences between a Utility scale, Commercial scale, and residential solar projects. Asked at what size we should require financial security

**7. <sup>13</sup>ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 7:26 p.m. Motion carried 7:0**

Respectfully Submitted,  
William Lenzen, Zoning Assistant

MOTIONS

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

Motion carried 6:0

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

Motion carried 6:0

<sup>3</sup> **Motion to remove the tabled item.**

Motion carried 6:0

<sup>4</sup> **Approve** the Carlson Rezone A-2 to R-1.

Motion carried 6:0

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

Motion carried 6:0

<sup>6</sup> **Deny** the Hollar Rezone A-1 to R-1.

Motion carried 6:0

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

Motion carried 6:0

<sup>8</sup> **Deny** the Ferrin Rezone A-2 to R-1.

Motion carried 6:0

<sup>9</sup> **Motion to close the Public Hearing.**

Motion carried 6:0

<sup>10</sup> **APPROVE** the Rechtzigel Rezone B to I.

Motion passed 6:0

<sup>11</sup> **Motion to close the Public Hearing.**

Motion carried 6:0

<sup>12</sup> **APPROVE** the Lund Rezone CR to R-1.

Motion passed 6:0

<sup>13</sup> **ADJOURN. Motion to adjourn the meeting.**

Motion carried 7:0



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**[Figure 1]**

John Tittle  
Jean Egbert  
30619 Hay Creek Hills  
Dr.

August 18th 2025 Ferrin Land, zoning change:

My name is John Tittle, my wife , Jean, and I live in the place next to the subject property. We urge the application be denied.

But not for the reason you might guess. Not too long ago Goodhue County faced the threat of large scale, open pit frac sand mines. I was on the committee which worked for over a year to write zoning related to frac sand mining that would maintain the character and quality of rural Goodhue County.

The county attorney drilled into our heads that zoning rules and their enforcement needed to be logical and consistent. To stray from this concept would be to risk lawsuits and breakdown of zoning control. The words he used at the time, I believe, were actions by the county that could be seen as legally "random and capricious."

The land in question could be referred to as a hobby farm, a house and a small amount of acreage. Our land next door and many, many other parcels in Goodhue County are similar. If a zoning change is randomly granted to this particular property, everyone else in the same situation will want the ability to rezone their land just because they want to build a house.

Theoretically, it could start with us. Having a house appear just a few hundred feet away from us might affect the value of our place. When the time came for us to sell we might want to recover that money. It would only be logical to ask for a zoning change. Residential lots are more expensive than agricultural land. Why wouldn't working farms want to start selling off parts of their land as well?

People from the twin cities look out and see farm land and imagine they can just build a house in that spot. There is endless demand for a five or ten acre place in the country. If we let it work in that way, we have effectively decided Goodhue County is a suburb, like Eagan or Apple Valley.

This land appeared on MLS as an ideal building site and went under contract almost immediately. The Realtor involved stated to me a new buyer could gain access to the property by building a driveway straight up a hillside from Hay Creek Hills Drive. A plan that I suspect directly contradicts Goodhue County's bluffland zoning ordinance. He made no mention of the thousand foot rule for set back from other rural properties.

Perhaps there was a plan submitted that I am not aware of, but with the information I have, it looks like the Realtor either failed to do his homework or chose to ignore well established zoning rules in his representation of the property. I have my doubts that there is a seriously thought out plan.

Any applicant for a zoning change should be able to demonstrate how their specific plan fits into the goals of the current county zoning system.

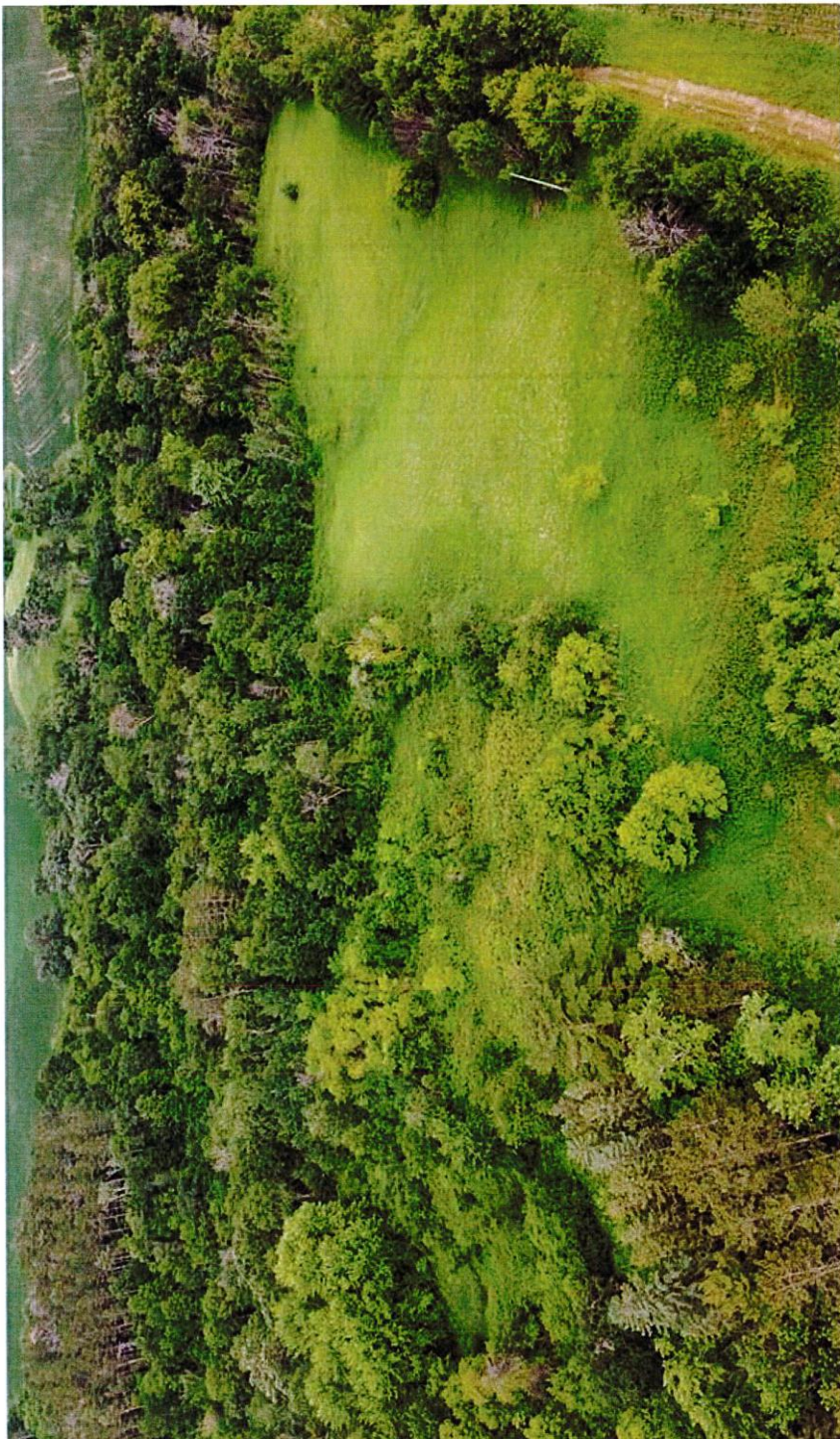
John Tittle

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[Figure 2]

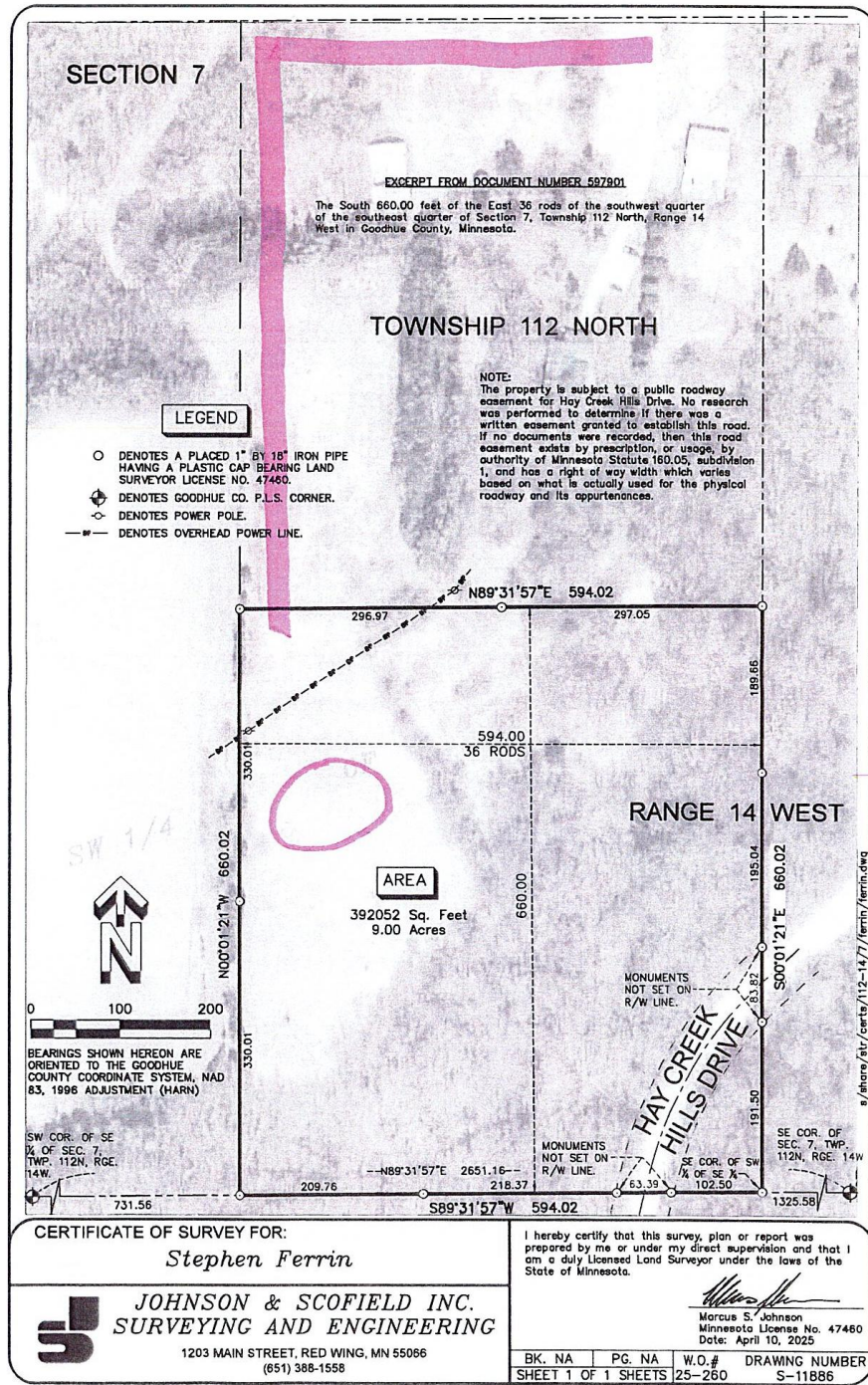


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[Figure 3]



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[Figure 4]

