

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
September 15th, 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, Chris Buck, Todd Greseth, and Marc Huneke

Commissioners Absent: Carol Overland

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

1. Approval of Agenda

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

Motion carried 6:0

2. Approval of Minutes

Smith made formatting changes to the minutes and removed one bullet point that.

²Motion by Commissioner Huneke; seconded by Commissioner Greseth to approve the previous month's meeting minutes as amended.

Motion carried 6:0

3. Conflict/Disclosure of Interest

No conflicts or disclosures.

4. Public Hearing(s):

Conditional Use Permit for Eric Ryan

The Commission will review an application for a conditional use permit, by Eric Ryan (Owner), to allow construction of a new manure storage that is proposed to be 3.1 million gallons. The parcel is zoned A-1. Parcel 33.024.0401. 23933 County 9 Blvd, Goodhue, MN 55027. Part of the SE1/4 of Sec 24 Twp 111 Range 15 in Goodhue Township.

Smith presented the staff report and attachments.

Eric Ryan (applicant) stated that the pit is smaller than what is pictured.

Chair Buck Opened the Public Hearing

Smith read an email from Ben Dvorak from the Goodhue County Soil and Water Conservation District stating that the Ryan family has been working extensively with the Goodhue County SWCD for the manure pit project. Manure storage lagoons are a great tool for farmers that allows them to store manure during the growing seasons and lets them apply it during optimal application periods.

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³After 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

⁴It 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 Eric Ryan (Owner), to allow construction of a new manure storage that is proposed to be 3.1 million gallons, with the following conditions:

1. The property owner must be in good standing with the County's feedlot regulations and maintain an active feedlot registration in accordance with Goodhue Co Zoning Ordinance, Article 13.
2. A building permit must be approved for the new lagoon
3. The feedlot must comply with all necessary state and federal permits and licensing, including Compliance with Goodhue County Zoning Ordinance: Article 13 confined feedlot regulations, and Article 21, agricultural protection district.
4. The owners will cooperate with inspections of the facility in coordination with Land Use staff, and the Goodhue Co Soil and Water Conservation District.
5. Animal manure, when utilized as domestic fertilizer, shall not be stored for longer than one year and shall be applied at rates not exceeding local agricultural crop nutrient requirements except where allowed by permit.
6. Any animal manure not utilized as domestic fertilizer shall be treated or disposed of in accordance with applicable state rules (MPCA 7020).
7. The owner of any animal feedlot shall be responsible for the storage, transportation, and disposal of all animal manure generated in a manner consistent with the provisions herein (MPCA 7020).
8. The proposed feedlot use complies with the County's Comprehensive Plan.

Motion carried 6:0

5. Other Discussion

a. Staff Update on Solar Financial Security Review

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Smith explained that staff are still doing research on our solar projects and ordinance. Staff have investigated what other counties are doing regarding financial securities. Counties varied from Escrows, letters of credit, or leaving it open for discussion. Depending on the option, it might mean more management and oversight from staff/the County. Minnesota typically makes this the contractor's responsibility. The county could make financial security based on the entity or the landowner. Battery storage will need to be looked into, adding to the county ordinance.

Commissioner Greseth had a gentleman reach out and mentioned that he didn't sign his solar contract because he was wondering what changes the county had made to his Conditional Use Permit. Greseth mentioned to the gentleman that the county put a condition on the CUP that there needs to be a decommissioning plan with financial security. This might disincentivize some project

Commissioner Warrington asked if staff saw any cases of abandonment of solar sites?

Smith stated that staff haven't found any but most solar installations aren't old enough yet to actually see any problems arising. Also finding the right price isn't too much for a solar company to put up and isn't too much that a different contractor wasn't able to take on the project. Also, an amount that takes inflation into consideration.

Commissioner Warrington asked if there is anything else that the county requires a decommissioning plan

Smith stated that wind does require a decommissioning plan. And that has shown itself to be highly costly to the point companies don't want to put them up.

Miller stated that financial securities are something that we need to consider.

Greseth stated that a lot of these companies take this subsidy money and build projects for quick money.

Greseth stated that it would be good to not split the land off from the solar sites.

Buck asked how those cost numbers were figured.

Smith explained what the financial security would be based on the Megawatt of the project. This scale is a way for the county to keep in account of the total megawatt size of these projects. Also adding a paragraph on battery storage.

Greseth asked what if we leave the language to state that it's up to the county board's discretion. Also asked if we should add it to the wind ordinance.

Smith stated that she hadn't investigated the wind ordinance for updates.

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6. ⁵**ADJOURN: Motion by Commissioner Huneke and seconded by Commissioner Greseth to adjourn the Planning Commission Meeting at 7:26 p.m.**
Motion carried 6:0

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 **Error! Reference source not found.**

- ⁴ **Approve the CUP for expanded manure storage.**

Motion carried **Error! Reference source not found.**

- ⁵ **ADJOURN. Motion to adjourn the meeting.**

Motion carried 6:0