

To: Goodhue County Planning Advisory Commission
From: Megan Smith, Land Use Management Director
Meeting Date: August 18, 2025
Report Date: August 8, 2025

AGNEDA ITEM:

Hold a public hearing and consider a request to rezone property from Business to Industrial in Cannon Falls township.

ATTACHMENTS:

- Application as submitted
- Site Maps prepared by staff

PUBLIC HEARING NOTICE:

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 Section 30 Twp 112 Range 17, on approximately 2.4 acres. Parcel 28.130.0020. Mr. Rechtzigel is requesting the re-zoning from B Business to I Industrial to allow for a building material storage yard.

APPLICATION INFORMATION:

Applicant: Randall Rechtzigel
Address of zoning request:
Parcels: 28.130.0020
Township: Cannon Falls Township
Current Zoning District: Business

MAP AMENDMENT (REZONE) PLANNING REVIEW AND SUMMARY

Request for map amendment to rezone a 2.4 acre parcel from Business to Industrial.

The County's Business district allows uses focused on the customer, and anticipates customer traffic. It allows uses such as: retail stores, gas stations, car washes, car sales lots, lumberyards, greenhouses/nursery's, funeral homes, shops, banks, offices, motels, restaurants, as examples. For the full use chart, see Article 20 of the Goodhue Co Zoning Ordinance. The uses listed above can be summarized as customer centered, and will often be design in a way to catch the eye of a shopper, have parking lots (instead of large loading docks) and will typically be located next to roads that provide high traffic visibility and ease of access in and out of the site.

In comparison, the County's Industrial district does not allow retail stores, restaurants, or gas stations, but does allow construction assembly yards, building material storage yards, contractor yards, equipment rental, grain elevators, manufacturing, wholesaling, distributing, cement and concrete companies, junkyards, animal processing, etc. For a full list, see Article 20 of the Goodhue Co. Zoning Ordinance.

With the site being zoned Business, it is difficult to imagine a retail or customer focused business finding this site desirable. For example, for a customer to reach the site, their vehicle would have to exit off highway 52, onto County 24 Blvd, then onto 4th Street South, and then onto Ash Court, which is a dead-end road. It is the opinion of staff that access to the subject site is difficult, and it would be a difficult site for a commercial business to operate on, especially one that depends on customer traffic to get easy access in and out of the site.

Property Information:

- The subject property is vacant land and is comprised of one tax parcel that is 2.4 acres. T
- The site is accessible from Ash Court, a township road.
- At one point the site had access from a Highway 52 frontage road, which was later removed when the Highway 52 right of way was widened.
- The adjoining site to the south is vacant land and is in the City limits of Cannon Falls. The site to the north is used as a self-storage business.

Planning Information:

- The Business Districts purpose is for retail, service, and repair establishments. The trade area population served by these establishments requires easy access. It is the intent of the B district regulation that establishments desiring location along major traffic routes be grouped with appropriate and adequate access ways. It also goes on to state that business uses should be conducted entirely within a building, except for a few exceptions for car sales lots and display areas.
- The Industrial Districts purpose is to provide compact, convenient, limited, highway orientated industry closely related to existing urban areas in the county, and at standards that will not impair the traffic carrying capabilities of abutting roads and highways. It is recognized that industrial uses are an important part of the county's land use patterns. The regulations for this district are intended to encourage industrial development that is compatible with surrounding or abutting cities.
- The site to the north is zone Business and was granted approval in 2022 for self-storage.

Goodhue County Comprehensive Plan:

The Comprehensive Plan groups business and industry together and does not distinguish between the two uses, but rather encourages the County to review new or expanded industrial and commercial zoning districts using the following criteria:

- a. Lands with an existing or historical commitment to rural industrial or commercial uses;

- b. Lands with direct access to a public roadway classified as a minor or major arterial.
- c. Lands where on-site physical features can be used to protect surrounding lands from negative impacts; and d. Areas with parcels sizes large enough to accommodate expansion of existing uses or serve several new uses in a concentrated area

Based on the guidance from the Comprehensive Plan, this site could be found to be suitable for either commercial or industrial land uses. Due to the nature of the request being related to the possibility of a new business wanting to open in Goodhue County that assembles and stores components for storage sheds, it is the recommendation of staff that this use is appropriate for this site and the zoning district that supports this use, Industrial, is the best zoning classification for the land.

STAFF RECOMMENDATION:

Staff recommends the Planning Advisory Commission:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record; and

Forward a recommend the County Board of Commissioner to **APPROVE** the map amendment request from Randy Rechtzigel for a rezoning from Commercial to Industrial based on the following findings:

1. MnDOT has restricted access from Highway 52 into the site, therefore limiting the sites viability as a commercial site with easy access to and from highway 52, and finding that Industrial uses with less customer traffic are a more appropriate zoning district for the site.

RECEIVED

JUL 21 2025

Land Use Management
APPLICATION FOR

Map Amendment

Applicant Information

| | |
|--|--------------------------|
| APPLICANT OR AUTHORIZED AGENT'S NAME: <u>Randall W. Reetziger</u> | |
| APPLICANT'S ADDRESS: <u>8110 Hwy 17 Blvd.</u> <u>Cannon Falls MN 55009</u> | [REDACTED] [REDACTED] |

| | |
|---|-------------------|
| CONTACT FOR PROJECT INFORMATION: | |
| Same as Above <input checked="" type="checkbox"/> | |
| ADDRESS: | TELEPHONE: () |
| | EMAIL: |

- ☐ Map Amendment - Parcel: 28.130.0020 ; Current District: B-2 Requested District: Industrial
- Parcel: _____ ; Current District: _____ Requested District: _____
- Parcel: _____ ; Current District: _____ Requested District: _____

1. Stated reason for map amendment(s) requested:

poor access and not a good area for retail

2. Proposed future use(s) of the property to be rezoned:

Storage

3. Compatibility of the proposed zoning district with existing land uses in the area:

Mini storage next door (Zoned Industrial)

4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:

Rand already took away good access & I'm not able to sell property as zoned

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

1. The information presented is true and correct to the best of my knowledge.
2. If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by certified USPS.
3. Other information or applications may be required.

Signature: Randall W. Reetziger Date: 6/29/25

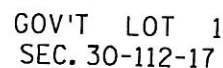
Print name: Randall W. Reetziger owner or authorized agent

| | |
|----------------|------------------|
| Staff Use Only | |
| Permit # | <u>725-0034</u> |
| Date | <u>7/21/2025</u> |
| \$500 RECEIPT# | <u>18685</u> |

Outline & location of buildings & improvements. Lot lines & dimensions.
Streets or highway frontage.

C.I. # T64 449

PARCEL NO. 22



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
August 18th, 2025

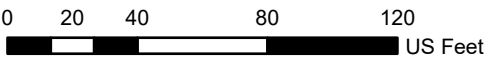
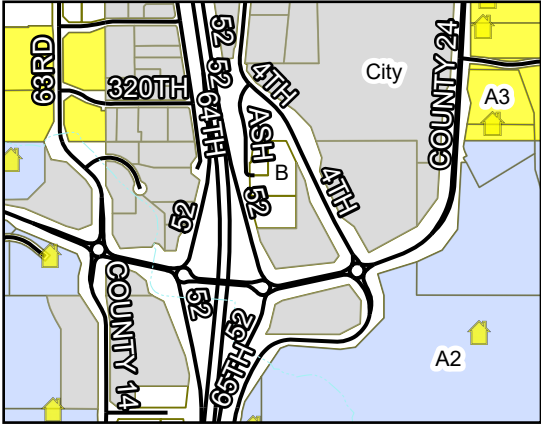
Randy Rechtzigel (Owner)
B Zoned District.

ALL OF BLK 1 EVOLVE ADD EX
N470FT EX 0.21AC PARCEL 22
MNDOT 25-70.

Request for a Map Amendment from
B (Business) to I (Industrial).

Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | |
| Historic Districts | FEMA Flood Zones |
| Parcels | 2% Annual Chance |
| Registered Feedlots | A |
| Dwellings | AE |
| Municipalities | AO |
| | X |



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Map Created July, 2025 by LUM



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