

To: Goodhue County Board of Commissioners
From: Megan Smith, Land Use Management Director
Mtg. Date: January 6, 2026
Re: Request for Preliminary Plat Review, McKeag Property, Stanton Township

AGENDA ITEM:

Review a preliminary plat for a subdivision of 280 acres of land, creating four lots from one tax parcel, located at 32400 Highway 56 Blvd, Dennison MN 55018.

ATTACHMENTS:

1. Application Materials
2. Preliminary Plat as submitted
3. Site Maps prepared by County Staff
4. Copy of Draft Meeting Minutes from the December PAC meeting

HEARING NOTICE (Hearing held on December 15, 2025):

Request submitted by Daniel McKeag (Applicant) on behalf of the Estate of Audrey L. McKeag (Owner) to split one parcel containing 280 acres into four lots. Parcel 410290100 is zoned A-1 (Agriculture Protection), address is 32400 Highway 56 Blvd Dennison MN 55018. The property is described as the NE 1/4 and the N 1/2 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 29, Township 112, Range 18, Stanton Township, Goodhue County, MN.

APPLICATION INFORMATION:

Property Owner: Audrey McKeag

Site Address: 32400 Highway 56 Blvd., Cannon Falls, MN

Parcel Number: 410290100

Abbreviated Legal Description: The NE 1/4 and the N 1/2 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 29, Township 112, Range 18, Stanton Township, Goodhue County, MN.

Zoning District: A1 (Agricultural Protection District)

Township: Stanton Township

APPLICABLE COUNTY ORDINANCES:

- Goodhue County Zoning Ordinance, Article 21, Agricultural Protection District
- Goodhue County Subdivision Regulations

PROJECT SUMMARY:

The Board will consider a request submitted by Daniel McKeag, representing the estate of Audrey McKeag, for a request for a preliminary plat review. The proposed plat will be named

the “McKeag Addition”. The purpose of the plat is not to develop the land or construct homes, instead the applicant is requesting the plat to divide land into separate ownership.

- Lot 1 is 70.86 acres and is a corner lot with frontage along both Highway 19 Boulevard and Highway 56 Boulevard. No structures exist on this site.
- Lot 2 is 78.10 acres and has frontage along Highway 56 Blvd. This lot has an existing building site with outbuildings.
- Lot 3 is 76.83 acres and has frontage along Highway 56 Blvd. and does not contain any buildings.
- Lot 4 is 35.72 acres and has frontage along both Highway 56 and 330th Street. This lot also has an existing home on it. This lot contains a small amount of land subject to the County’s shoreland ordinance.

ANALYSIS:

The County’s zoning ordinance has specific criteria for lots sizes, and development of land in the A1 district. Staff has reviewed these requirements and found the proposed preliminary plat in compliance with all ordinance requirements and meets all standards. A summary of some of the primary requirements are listed below.

- A1 Zoning Requirements state that lots must be at least 2 acres in area, and lots must have frontage along a public street.
- Density is limited by section to no more than 4 homes per section. Section 29 contains a small private airport, and four total homes. No additional residential development can occur in this section as the section density has been reached. The section contains two homes owned by Audrey McKeag, one owned by Charles and Laura Geissler, and the other owned by Marilyn Meline and others.
- No floodplain, bluffs, mining sites, solar sites, public waters, or other features exist on this site that constrain it or complicate the subdivision process.
- No ROW is proposed to be dedicated on the plat, will all adjoining ROW already dedicated to the public.
- Standard notifications have been sent to MnDOT, the Goodhue Co. SWCD, and the Goodhue Co Engineer for review and comment related to the plat.
- No additional home sites are available in this section. The lots being created are so Ms. McKeag can convey the land to others.

- Stanton township has lot size requirements that will need to be met, and the Township will need to sign the plat.
- The Stanton airport is located within the general vicinity of the neighborhood. Concerns were expressed at the Planning Advisory Commission meeting about airspace interference with the runways, which could occur if trees are planted in the FAA – Federal Aviation Administration, restricted airspace. These regulations are enforced by the FAA.

PLANNING ADVISORY COMMISSION RECOMMENDATION:

The Planning Advisory Commission held a public hearing, and hereby recommends the County Board adopt the staff report into the record; accept the application, testimony, and other evidence presented; and **APPROVE** the request for a preliminary plat, with the following conditions:

- 1) A preliminary plat approval expires if an application for a final plat is not submitted within 180 days of approval of the preliminary plat.
- 2) Goodhue County will require satisfactory evidence from Stanton Township that the plat has been reviewed and deemed acceptable by the township prior to submittal of a final plat application.

Goodhue County Preliminary and Final Plat Application



Z 25-0051

Property Owner(s) Information	
Name(s)	Estate of Audrey L. McKeag c/o Daniel McKeag
Mailing Address	32400 Hwy. 56 Blvd., Dennison, MN 55018
Phone Number	507-271-6555
Email Address	[REDACTED]
Applicant Information	
Name(s)	Daniel McKeag
Mailing Address	32400 Hwy. 56 Blvd., Dennison, MN 55018
Phone Number	507-271-6555
Email Address	[REDACTED]
Project Information	
Proposed Plat Name	McKeag Addition
Application Type	<input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Both Preliminary and Final
Total Acres Platted	278.08
Will the plat dedicate Right of way?	<input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Township <input type="checkbox"/> City No - Right of ways for Hwy. 56 and Hwy. 19 have already been granted
List Parcel Numbers:	410240100
Total Number of Lots: 4	Total Number of Outlots: 0
Property Owner(s) Signature	
Daniel McKeag, as Personal Representative of the Estate of Audrey L. McKeag Printed Name	 Signature
	11-21-25 Date
Printed Name	Signature
Printed Name	Signature
Printed Name	Signature

Goodhue County Preliminary and Final Plat Application



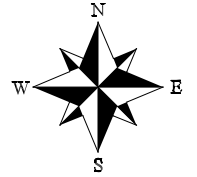
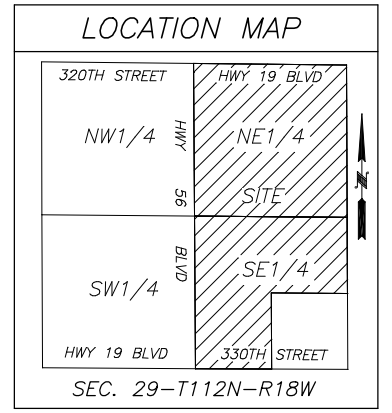
STATIONER TOWNSHIP			
Name	Stanton Township		
Township Position	Clerk		
Signature	Cheryl A. Peters	Date	11-17-25
Township Approval*		Date	
*For townships with a subdivision ordinance and zoning ordinance			
RECEIVED			
Application Fee	400.00	Receipt Number #18750	Received Date 11/21/25
Received by	WL		
Preliminary Review by PAC Date:	Preliminary Approval by Co. Board Date:		
Final Plat Review By PAC Date:	Final Review By Co. Board Date:		

RECEIVED

NOV 21 2025

Land Use Management

PRELIMINARY PLAT



SURVEYOR:
 RAPP LAND SURVEYING, INC.
 45967 HWY 56 BLVD
 KENYON, MN 55946

DEVELOPER:
 AUDREY MCKEAG ESTATE
 32400 HIGHWAY 56 BLVD
 DENNISON, MN 55018

THE NORTH LINE OF THE NE 1/4 OF SEC. 29-T112N-R18W ASSUMES A BEARING OF S 89°18'25" E

LEGAL DESCRIPTION:
 The Northeast Quarter, AND the North Half of the Southeast Quarter, AND the Southwest Quarter of the Southeast Quarter, all in Section 29, Township 112 North, Range 18 West, Goodhue County, Minnesota. Containing 278.08 acres, more or less. Subject to public road easements and all other easements and restrictions of record, if any.

● DENOTES SET 1/2" X 15 INCH IRON REBAR MONUMENT WITH PLASTIC CAP MARKED RLS 22044

—910— DENOTES EXISTING CONTOUR

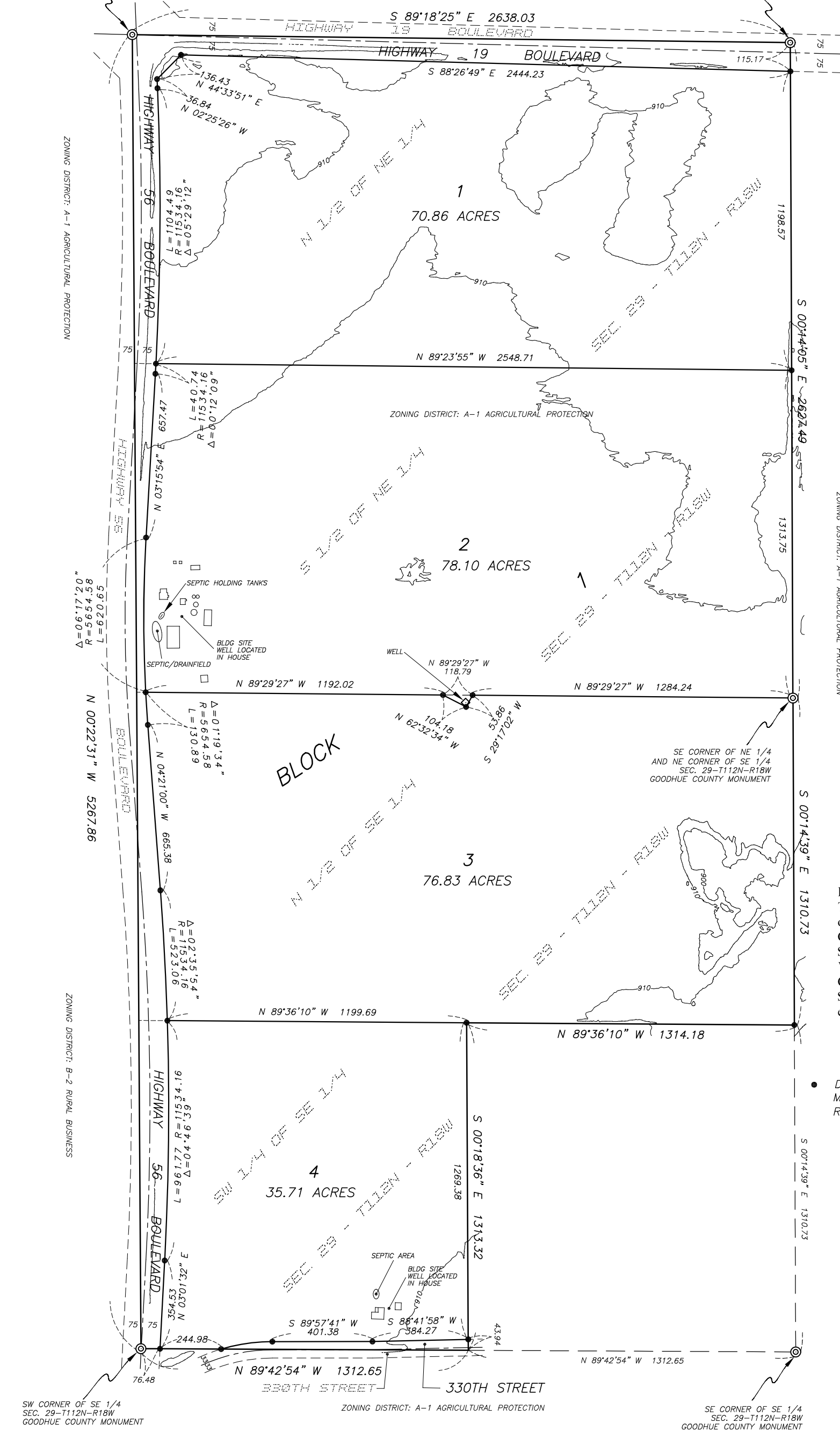
TOTAL ACRES
 278.08 ACRES

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.		
OCTOBER 1, 2025	David J. Rapp	
Dated:	David G. Rapp	Minnesota Registration No. 22044
RAPP LAND SURVEYING, INC.		
45967 HIGHWAY 56 BLVD KENYON, MN 55946 (612) 532-1263		
DRAWN BY: BDR	DATE: 10-1-25	PROJECT NO. D25208
SCALE: 1" = 300'	SHEET 1 of 1 sheet	BOOK/PAGE 61/75

NW CORNER OF NE 1/4
 SEC. 29-T112N-R18W
 GOODHUE COUNTY MONUMENT

NE CORNER OF NE 1/4
 SEC. 29-T112N-R18W
 GOODHUE COUNTY MONUMENT

ZONING DISTRICT: A-2 AGRICULTURAL



SW CORNER OF SE 1/4
 SEC. 29-T112N-R18W
 GOODHUE COUNTY MONUMENT

SE CORNER OF SE 1/4
 SEC. 29-T112N-R18W
 GOODHUE COUNTY MONUMENT

ZONING DISTRICT: A-1 AGRICULTURAL PROTECTION

ZONING DISTRICT: A-1 AGRICULTURAL PROTECTION

ZONING DISTRICT: A-1 AGRICULTURAL PROTECTION

ZONING DISTRICT: B-2 RURAL BUSINESS

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
December 15, 2025

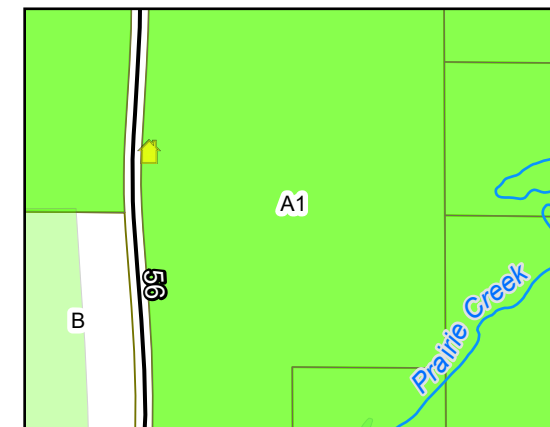
Daniel McKeag (Applicant) on behalf of
The Estate of Audrey L. McKeag (Owner)
A-1 Zoned District.

The NE1/4 and the N1/2 of the SE1/4
and the SW1/4 of the SE1/4 of Section 29,
Township 112, Range 18, Stanton Township.

Request for a Preliminary Plat to split one
parcel containing 280 acres into four lots.

Legend

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



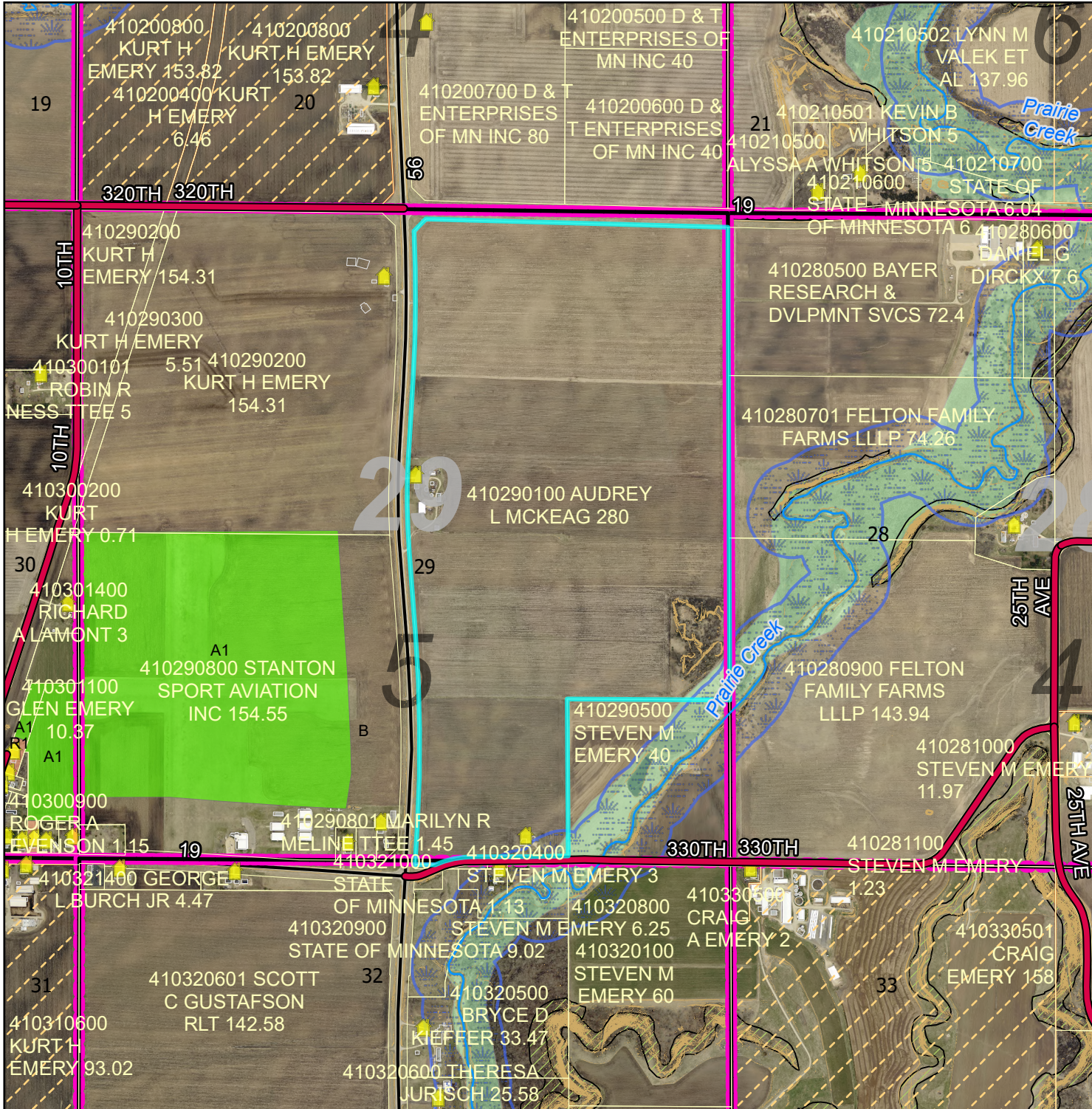
0 280 560 1,120 1,680
US Feet

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2024 Aerial Imagery
Map Created November, 2025 by LUM



MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
December 15, 2025

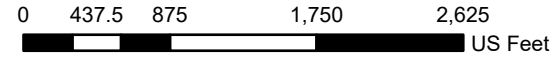
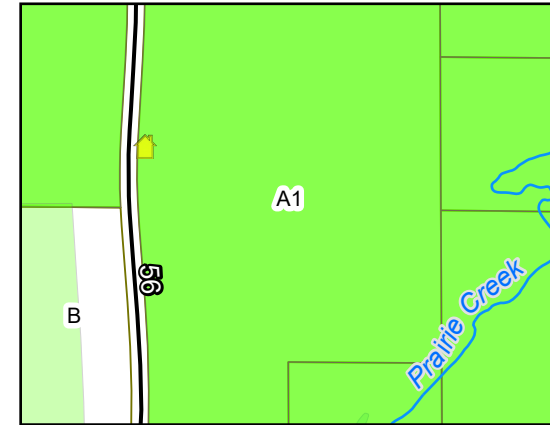
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Request for a Preliminary Plat to split one
parcel containing 280 acres into four lots.

Legend

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



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2024 Aerial Imagery
Map Created November, 2025 by LUM



**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
December 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, Richard Miller, Chirs Buck, Marc Huneke, Christopher Warrington and Todd Greseth

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 5:0

2. Approval of Minutes

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

Motion carried 5:0

3. Conflict/Disclosure of Interest

No conflicts or disclosures.

4. Public Hearing(s):

Consider Preliminary Plat by Daniel McKeag

Request submitted by Daniel McKeag (Applicant) on behalf of the Estate of Audrey L. McKeag (Owner) to split one parcel containing 280 acres into four lots. Parcel 410290100 is zoned A-1 (Agriculture Protection), address is 32400 Highway 56 Blvd Dennison MN 55018. The property is described as the NE 1/4 and the N 1/2 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 29, Township 112, Range 18, Stanton Township, Goodhue County, MN.

Smith presented the staff report and attachments.

Chair Buck Opened the Public Hearing

No one spoke during the public hearing.

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

Motion carried 6:0

Commissioner Buck asked staff if it is near the Stanton airport.

Smith showed on the map where the airport is located. Also read a letter from Laura Geissler at 1244 Hwy 19 Blvd, Stanton MN 55018. See the attached letter at the end of the minutes.

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
December 15th, 2025, MEETING MINUTES
DRAFT**

Commissioner Huneke asked staff if they know what the Stanton Twp lot sizes are?

Smith stated that she doesn't know what the lot size is for agriculture zones. They have not reach out with concerns over the lot sizes.

Commissioner Greseth asked if they could include the letters guidelines into the approval/conditions.

Smith stated that staff did some research on FAA guidelines and said there is a lot of determining factors and wouldn't have felt comfortable making any recommendations.

⁴It was moved by Commissioner Huneke 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 for a preliminary plat.

Motion carried 6:0

5. Other Discussion

a. Elect Chairperson

Commissioner Greseth nominates Chris Buck.

Commissioner Huneke nominates Chris Buck, seconded by Commissioner Miller

Chris Buck is the Chairperson for 2026

b. Elect Vice Chairperson

Commissioner Buck wants to include a Thank You to Marc Huneke for all his years of service.

Commissioner Warrington nominated himself for Vice Chairperson.

Christopher Warrington is the Vice Chairperson for 2026

c. Liaison to the BOA

Richard Miller nominated himself for the liaison to the BOA

⁵Commissioner Huneke motioned to Elect Chris Buck as Chairperson, Christopher Warrington as Vice Chairperson, and Richard Miller as the Liaison to the BOA. Commissioner Greseth seconded the motion.

Motion carried 6:0

6. Miscellaneous Discussion

Smith asked commissioners who is interested in being on the "Density Review Committee" that would review the density in the A-2 and A-3 zoning districts. Meeting about 5 times. Present changes to the PAC, then the Townships, and finally to the County Board.

Commissioner Miller stated that he would be interested in being on the committee.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
December 15th, 2025, MEETING MINUTES
DRAFT

Smith stated that she wants the county to look at the definition of "Abandoned Homestead" and try to revisit making that definition clearer for staff.

7. ⁶**ADJOURN: Motion by Commissioner Buck and seconded by Commissioner Huneke to adjourn the Planning Commission Meeting at 6:28p.m.**
Motion carried 6:0

Respectfully Submitted,
William Lenzen, Zoning Assistant

MOTIONS

- ¹ **APPROVE the PAC meeting agenda.**

Motion carried 5:0

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

Motion carried 5:0

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

Motion carried 6:0

- ⁴ **Motion to recommend Approval for Preliminary Plat**

Motion carried 6:0

- ⁵ **Motion to Approve nominations**

Motion carried 6:0

- ⁶ **ADJOURN. Motion to adjourn the meeting.**

Motion carried 6:0

From: [LAURA GEISSLER](#)
To: [Township - Stanton](#)
Cc: [Smith, Megan](#); [Lenzen, William](#); [Hannah Regenscheid](#)
Subject: Re: Public Hearing Input to subdivision of parcel 410290100
Date: Monday, December 15, 2025 11:46:45 AM

You don't often get email from lgeissler.lg@gmail.com. [Learn why this is important](#)

External Email - Use caution opening links or attachments!

Thank you, Cheryle, for forwarding our letter.

Megan, please Let the planning commission know that Charles and I wish this letter to be read at the Goodhue County planning Commission meeting this evening. Our input remains the same, whether this is a county or township decision.

Thank you,

Laura Geissler

On Mon, Dec 15, 2025 at 09:47 Cheryle Peters <stantonclerk@gmail.com> wrote:

Hi Megan,
I received this today and I have replied to the sender.
Regards,
Cheryle Peters

Cheryle Peters
Clerk, Stanton Township
stantonclerk@gmail.com
507-263-0579-emails preferred
stantontownship.org

----- Forwarded message -----

From: LAURA GEISSLER <lgeissler.lg@gmail.com>
Date: Sun, Dec 14, 2025 at 12:16 PM
Subject: Public Hearing Input to subdivision of parcel 410290100
To: Cheryle Peters <stantonclerk@gmail.com>

Dear Stanton Township Clerk,

We wish to give the following input to the Planning Advisory Commission, Meeting Monday December 15, regarding the Preliminary Plat submitted by Daniel McKeag on behalf of the estate of Audrey McKeag to split Parcel 410290100.

We are Charles & Laura Geissler, residents of Stanton Township, property owners of [1244 Hwy 19 Blvd, Stanton MN 55018](#).

We are not in opposition of subdividing this particular parcel. Our concern is in the long term viability of Stanton Airport. We want the Planning Commission to take into consideration any potential land use that would interfere with designated FAA airspace surrounding an airport (ie a structure or tall trees positioned under the approach path to runway 27 - thus interfering with aircraft landing toward the west).

We believe we are the only residents of Stanton who have property that falls within the above mentioned FAA airspace, that is not currently in active agricultural use. This is the western quadrant of our property. When our property was listed for sale in the late 1990's, it was purchased by a friend of Stanton Airport, specifically because trees that were located on the western quadrant of the property, were too high & in violation of FAA guidelines, threatening to shut down the north/south runway. The trees were removed. As supporters of Stanton Airport, we made a commitment to be civic minded in our land use & comply with the FAA requirements, when we purchased this property. We have made sure to keep vegetation & structures on the west quadrant within height parameters for FAA guidelines.

Our concern with this proposed parcel subdivision is that someone who is not civic minded, or simply not aware of these guidelines, could put up a structure or vegetation that is in violation of FAA guidelines, this potentially shutting down the East/West runway of Stanton Airport.

We urge the planning commission to formally integrate FAA guidelines for the runways at Stanton Airport into its zoning parameters. As our area sees expanded development in coming years, we see preservation of Stanton Airport as an important consideration. Stanton Airport has been an important piece of the history of Goodhue County since 1942. It is listed on the National Registry of Historic Locations and the State of Minnesota Registry of Historic Places.

We appreciate your consideration to our input.

Sincerely,

Charles & Laura Geissler