

To: Planning Advisory Commission
From: Leah Pieper, Land Use Management Zoning Assistant
Meeting Date: April 27, 2026
Re: Rezoning Request from A-1 to A-2 In Belle Creek Township

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a request to rezone the entirety of Section 11 of Belle Creek Township to be re-zoned from A-1 (Agricultural Protection) to A-2 (Agriculture). This would allow the applicant to build a home on parcel with ID 25.011.0400 as it is currently unbuildable due to density capacity.

ATTACHMENTS AND LINKS:

1. Application as submitted
2. Maps prepared by staff

APPLICATION INFORMATION:

Applicant: Scott Peterson (Landowner)
Property Owner: Scott Peterson, 17634 325th St Red Wing, MN 55066
Section of zoning request: Section 11 of Belle Creek
Parcel to be built on: 25.011.0400
Section Size: 640 Acres
Property Zoning: A1- Agricultural Protection
Township: Belle Creek

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a Map Amendment request submitted by Scott Peterson 17634 325th St Red Wing, MN 55066, to Rezone the section 11 of Belle Creek Township From A-1 (Agricultural Protection) to A-2 (Agricultural).

PROJECT SUMMARY:

The applicant Scott Peterson is seeking approval for a map amendment for Section 11 in Belle Creek Township to be re-zoned from A-1 (Agricultural Protection) to A-2 (Agriculture). The intent of the request is for applicant's relative, Mikayla Peterson, to build a home on parcel ID 25.011.0400. Zoning Staff have reviewed the application and determined that the Section is a suitable candidate for A-2 zoning. The proposal meets or has the potential to meet all applicable County zoning and subdivision requirements.

Property Information

- The Section consists of multiple parcels comprising approximately 640 acres, that is zoned A-1 (Agricultural Protection.)
- This section currently contains 4 dwellings.
- There is one registered feedlot in this section.
- The section is surrounded by predominantly A-2 District land on three sides, with one A-1 section to the south.
- Some portions of section 11 are designated Shoreland or Floodplain. Belle Creek runs through majority of the South-Western portion of this section.
- No mining sites exist within the subject section.
- No utility scale solar or wind sites exist within the subject section.

Proposed Uses:

- If rezoned, the 640-acre section would allow for a total of 12 dwellings in this section, 4 being already utilized.
- The Commission must consider the possibilities the zoning district would allow.

Accessibility:

- The proposed rezoned section has access from many public roads.

Planning Information:

- The A-1 (Agricultural Protection) District is “To maintain, conserve and enhance agricultural lands which are historically valuable for crop production, pasture land, and natural habitat for plant and animal life. This district is intended to encourage long-term agricultural uses and preserve prime agricultural farmland by restricting the location and density of non-farm dwellings and other non-farm land uses.”
- The A-2 (Agriculture) District’s purpose is “to maintain and conserve agricultural investments and prime agricultural farmland but provide for a slightly higher density of dwellings than the A-1 District. This A-2 District is intended to apply to those areas where large farms and feedlots are more scattered and greater numbers of non-farm uses or small parcels are present. This district also has more topographic features and less prime farmland than the A-1 District.”
- The subject section is predominantly surrounded by A-2 zoned land, making the proposed rezoning consistent with the existing zoning pattern and land use in the surrounding area.
- The presence of existing dwellings and nearby feedlots reflects a development pattern that aligns more closely with the intent and purpose of the A-2 District, which allows for slightly higher residential density and a mix of agricultural and non-farm uses.

Goodhue County Comprehensive Plan:

- The proposed rezone appears compatible with the goals of the County’s Comprehensive Plan and growth management. It shows a limited increase in density in an area already characterized by scattered development and surrounded by A-2 zoned land and is not expected to negatively impact agricultural preservation goals.

Staff Recommendation:

To adopt the staff report into the record, accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **APPROVE** the map amendment request to rezone the 640 acres in section 11 of Belle Creek Township from A-1 (Agricultural Protection) to A-2 (Agricultural) finding that the request is in compliance with the County’s comprehensive plan.

Staff Use Only	
Permit #	
Date	
\$500 RECEIPT#	

APPLICATION FOR
Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME:

Scott Peterson

APPLICANT'S ADDRESS:

17634 325th St Red Wing MN 55066

TELEPHONE:

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Mikayla Ryan

ADDRESS:

17332 325th st Red Wing MN 55066

TELEPHONE:

EMAIL:

Same as Above

- Map Amendment - Parcel: 250110400 ; Current District: A1 Requested District: A2
 - Parcel: 250110500 ; Current District: A1 Requested District: A2
 - Parcel: _____ ; Current District: _____ Requested District: _____

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

We are requesting a map amendment to rezone the property from A1 to A2 that better aligns with the intended residential and agricultural use of the property. There are currently 4 homes in this section with one being a rental and another currently unoccupied. The current zoning restricts reasonable use, and the proposed change is consistent with surrounding land uses. Without disrupting the surrounding agricultural operation, while allowing us to remain directly connected to the land and its stewardship. This request is consistent with the Goodhue County Comprehensive Plan goals of supporting rural housing while preserving productive farmland.

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

The proposed future use is to build a single-family home on a portion of the property that is not currently used for active farming. Our intention is to live on the land, raise our family there, and remain closely connected to its care and preservation. The property will be used for small-scale farming, including gardening and raising some livestock for personal use. The remaining acreage will continue to be used for agricultural purposes. This residential use supports the property's long-standing agricultural character while allowing us to pass down the values of land stewardship and rural living to the next generation.

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

The proposed A2 zoning is consistent with surrounding land uses, which include a combination of agricultural land and rural residential properties. All adjacent sections are already zoned A2, so this change would align the zoning of our section with that of the neighboring sections. The intended residential use would not interfere with ongoing agricultural operations and would preserve the rural character of the area. Rezoning supports responsible land use while allowing us to continue our long-standing connection to the property and the surrounding farming community. The intent is to preserve the rural character of the area while making reasonable use of the property.

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

A good portion of the 150-acre property is wooded and hilly, as well as a portion of the surrounding section, providing natural protection and privacy from nearby neighbors. The proposed rezoning respects the importance of maintaining productive farmland in the area and is intended to support ongoing agricultural activities. This change will not lead to subdivision or large-scale development but will simply allow a single-family home to be built on the property. We appreciate the opportunity to contribute to the local farming community and are willing to work closely with county staff to ensure all standards and regulations are met throughout the process.

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: Scott Peterson

Date: Mar. 28 2026

Print name: Scott Peterson owner or authorized agent

Bernard R McNamee Jim Anderson

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

We are requesting a map amendment to rezone the property from A1 to A2 that better aligns with the intended residential and agricultural use of the property. There are currently 4 homes in this section with one being a rental and another currently unoccupied. The current zoning restricts reasonable use, and the proposed change is consistent with surrounding land uses. Without disrupting the surrounding agricultural operation, while allowing us to remain directly connected to the land and its stewardship. This request is consistent with the Goodhue County Comprehensive Plan goals of supporting rural housing while preserving productive farmland

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

The proposed future use is to build a single-family home on a portion of the property that is not currently used for active farming. Our intention is to live on the land, raise our family there, and remain closely connected to its care and preservation. The property will be used for small-scale farming, including gardening and raising some livestock for personal use. The remaining acreage will continue to be used for agricultural purposes. This residential use supports the property's long-standing agricultural character while allowing us to pass down the values of land stewardship and rural living to the next generation.

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

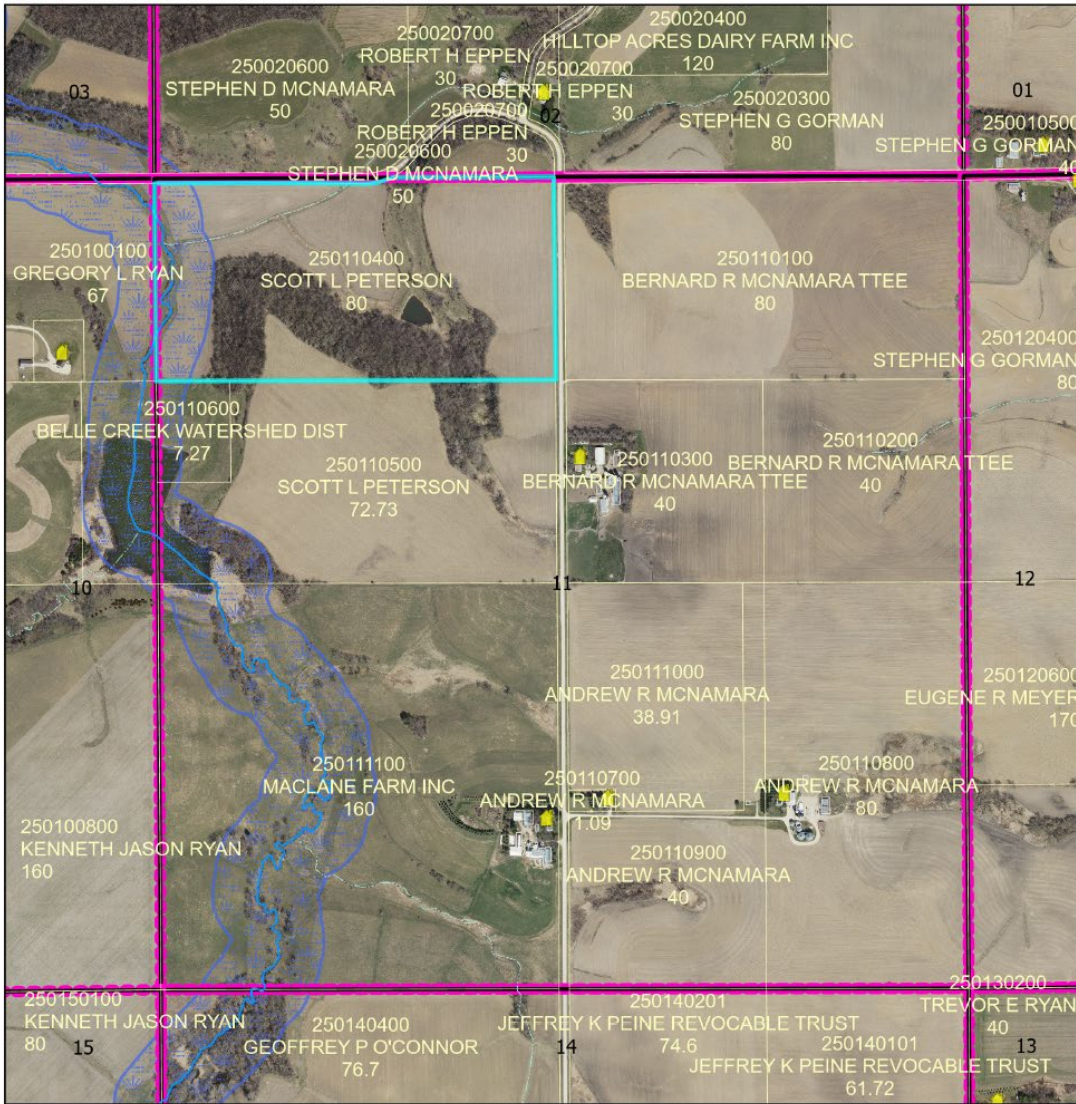
The proposed A2 zoning is consistent with surrounding land uses, which include a combination of agricultural land and rural residential properties. All adjacent sections are already zoned A2, so this change would align the zoning of our section with that of the neighboring sections. The intended residential use would not interfere with ongoing agricultural operations and would preserve the rural character of the area. Rezoning supports responsible land use while allowing us to continue our long-standing connection to the property and the surrounding farming community. The intent is to preserve the rural character of the area while making reasonable use of the property.

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

A good portion of the 150-acre property is wooded and hilly, as well as a portion of the surrounding section, providing natural protection and privacy from nearby neighbors. The proposed rezoning respects the importance of maintaining productive farmland in the area and is intended to support ongoing agricultural activities. This change will not lead to subdivision or large-scale development but will simply allow a single-family home to be built on the property. We appreciate the opportunity to contribute to the local farming community and are willing to

work closely with county staff to ensure all standards and regulations are met throughout the process.

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

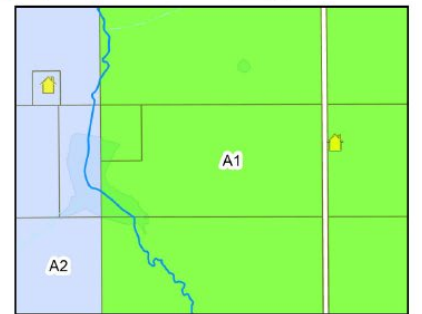
Public Hearing
April 27, 2026

Scott Peterson (Applicant)
A1 Zoned District.

Part of the N1/2 OF NW1/4 of Section 11
Township 111 Range 016 in Red Wing, MN.

Request for Map Amendment to rezone
entire section A1 (Agriculture Protection) to
A2 (Agriculture) so applicant can
build a home on highlighted parcel.

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

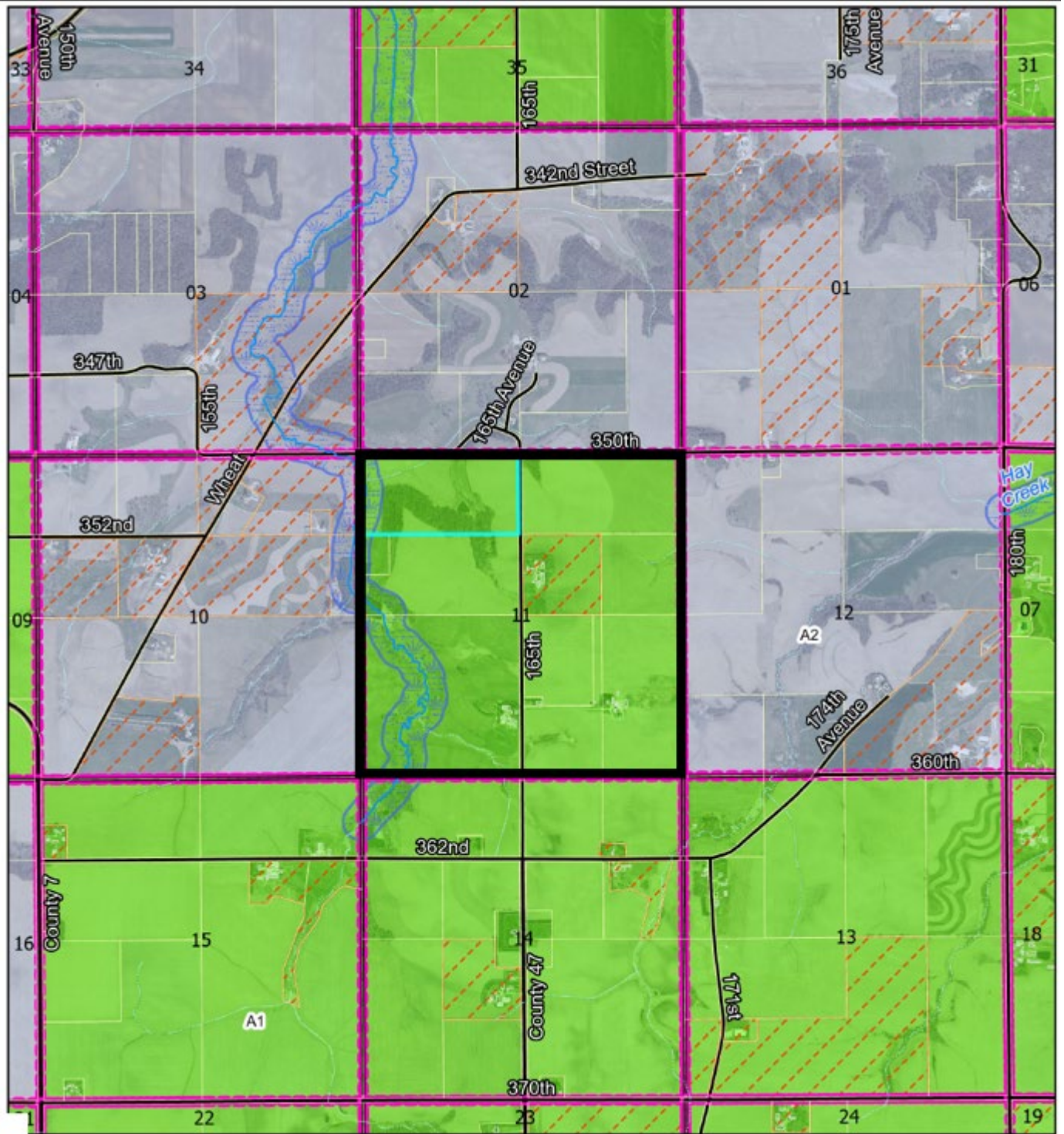


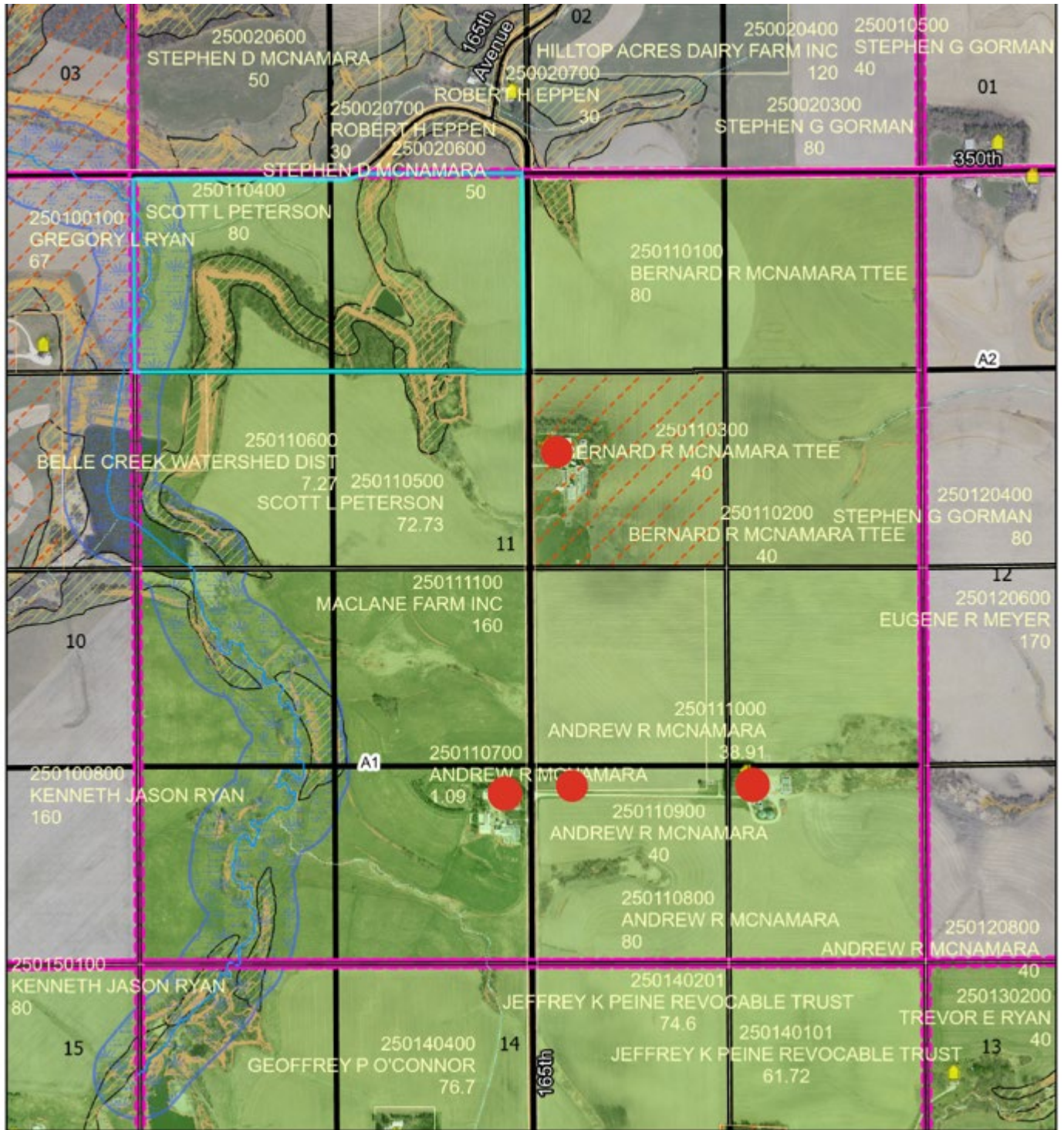
0 350 700 1,400 2,100 US Feet

DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2026.

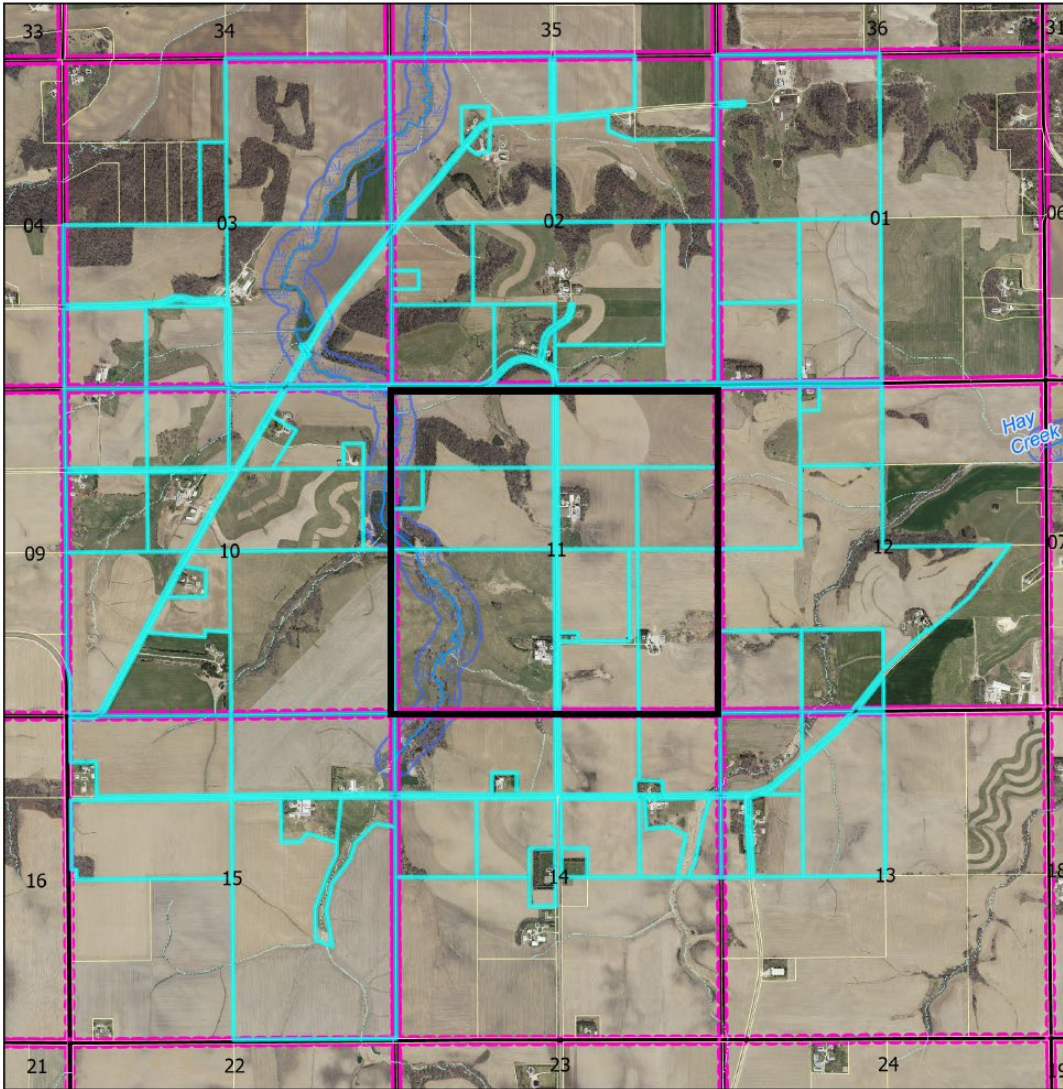
2024 Aerial Imagery
Map Created April, 2026 by LUM







PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



PLANNING COMMISSION

Public Hearing
April 27, 2026

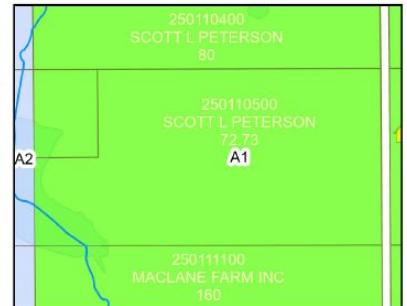
Scott Peterson (Applicant)
A1 Zoned District.

Part of the N1/2 OF NW1/4 of Section 11
Township 111 Range 016 in Red Wing, MN.

Request for Map Amendment to rezone
entire section A1 (Agriculture Protection) to
A2 (Agriculture) so applicant can
build a home on highlighted parcel.

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 5001,000 2,000 3,000
US Feet

DATA DISCLAIMER: Goodhue County assumes
NO liability for the accuracy or completeness of this map
OR responsibility for any associated direct, indirect,
or consequential damages that may result from its use
or misuse. Goodhue County Copyright 2026.

2024 Aerial Imagery
Map Created April, 2026 by LUM

