

To: Planning Advisory Commission
From: Leah Pieper, Land Use Management Zoning Assistant
Meeting Date: April 27, 2026
Re: Rezoning Request from B to CR In Florence Township

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a request to rezone land located at 35699 HWY 61 BLVD Lake City, MN 55041 to allow the parcel to be re-zoned from B (Business) to CR (Commercial Recreational).

ATTACHMENTS AND LINKS:

1. Application as submitted
 - o Soil Survey is on file with the County and available upon request
2. Maps prepared by staff

APPLICATION INFORMATION:

Applicant: Grant Griffin, G-Cubed
Property Owner: Jesse Hansen and Alex La Rocque, 35699 HWY 61 BLVD Lake City, MN 55041
Address of zoning request: 35699 HWY 61 BLVD Lake City, MN 55041
Parcel: 32.013.2100
Parcel Size: 16.38 acres
Property Zoning: B - Business
Township: Florence
Abbreviated Legal: PART OF GOVT LOT 4 SECTION 13 TOWNSHIP 112 RANGE 13 LYING ELY OF CEN HWY 61 in Lake City, MN.

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a Map Amendment request submitted by Grant Griffin With G-Cubed on Behalf of Jesse Hansen and Alex LaRocque, 35699 HWY 61 BLVD Lake City, MN 55041, to Rezone the parcel with ID 32.013.2100 from B (Business) to CR (Commercial Recreational). The property is described as : PART OF GOVT LOT 4 SECTION 13 TOWNSHIP 112 RANGE 13 LYING ELY OF CEN HWY 61 in Lake City, MN.

PROJECT SUMMARY:

The landowners Jesse Hansen and Alex LaRocque are seeking approval for a map amendment for property located at 35699 HWY 61 BLVD Lake City, MN 55041. The intent of

the request is for the Landowners to retain the existing uses of the property (Marina, harbor, office, indoor/outdoor storage, and boat repair). In addition, they would like to add the use of a campground, bar/restaurant, and recreational area that will potentially include new recreation areas for the community.

Zoning Staff have reviewed the application and determined that the site is a suitable candidate for CR (Commercial Recreational) zoning. The proposal meets or has the potential to meet all applicable County zoning and subdivision requirements.

Property Information

- The property consists of one parcel comprising approximately 16.38 acres, that is zoned B –Business.
- There are no feedlots near the subject property.
- The property is surrounded by predominantly A-2 District and north of the City of Lake City
- Majority of the property is designated Shoreland and Floodplain.
- No mining sites exist within 1000 feet of the subject property.
- No utility scale solar or wind sites exist within 1000 feet of the subject property.

Proposed Uses:

- If rezoned, the 16.38-acre parcel would continue to be used as a harbor/marina, but would allow for more recreational use in addition to making nonconformities conforming.
- All uses in a CR zoning district require a conditional use permit. Staff is expecting the applicants to submit conditional use permit requests for each specific use upon approval of the re-zoning.

Accessibility:

- The proposed rezoned parcel has access from a public road, which is HWY 61 Blvd.

Planning Information:

- The B (Business) District is “Intended 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 regulations that establishments desiring location along major traffic routes be grouped with appropriate and adequate access ways provided.”
- The CR (Commercial Recreational) District’s purpose is “...To provide suitable locations for, and to encourage the development of, commercial recreation facilities in those areas of the county which benefit the recreational needs of both residents and tourists and restrict incompatible commercial and industrial uses. The Commercial Recreational District shall not be an overlay district but shall be an exclusive district when used.

- The current B (Business) zoning is not the best fit for this property because the business district does not allow Marinas. The intent of the B District is to cluster commercial uses along major corridors, whereas this site functions more as a destination for recreation rather than a conventional commercial hub.
- Rezoning the property to CR (Commercial Recreational) would better reflect both the current and proposed uses of the land. The addition of a campground, recreational areas, and expanded outdoor amenities aligns directly with the purpose of the CR District, which is to support recreation for residents and visitors while maintaining compatibility with surrounding land uses. It would also help bring the current nonconforming uses into compliance and make the process clearer for any future recreational development, making it a better fit for how the property is being used.

Goodhue County Comprehensive Plan:

- The proposed rezone appears compatible with the goals of the County’s Comprehensive Plan and growth management strategies, which encourage new development to be focused in or around cities, and to protect areas from development.

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 rezone 16.38 acres from B (Business) to CR (Commercial Recreational) finding that the request is in compliance with the County’s comprehensive plan.

March 13, 2026

Goodhue Conty
Attn: Megan Smith, Land Use Management Director
509 W. 5th Street
Red Wing, MN 55066

RE: Pelican Point Map Amendment/Rezoning Application – Goodhue County, Minnesota

Dear Megan,

The site is situated east of Highway 61, south of LAKE PEPIN ESTATES, north of COCHRAN'S SUBDIVISION, and west of Lake Pepin all in Section 13, Township 112 North, Range 13 West, Goodhue County, Minnesota (PID: **320132100**). The property is currently zoned B business and we are proposing to rezone the property to CR commercial recreational to remove nonconformity with the existing and proposed uses of the property. The property has historically been used as a marina, harbor, office, indoor/outdoor storage, and boat repair. The proposed use is to continue current operations stated above and introduce a state-of-the-art campground, bar/offsale and recreational area.

With the proposed improvements to the property, we anticipate there will be no significant change to groundwater. By removing accumulated debris onsite, we anticipate the property will be better suitable for natural plants, vegetation and animal communities surrounding Lake Pepin. Along the northerly and southerly property line thick brush and less desired trees will be removed as it has become overgrown. This will allow space for new plantings and desired trees to thrive creating adequate buffer between properties. There are no bluffland features on or near site. The property does lie within shoreland as it directly abuts Lake Pepin to the east. Shoreland regulations will be considered with the proposed improvements along with Best Management Practices (BMPs).

Land to the north and south are zoned R1 and land across Highway 61 to the west is zoned A2. The historical and proposed use of the property is best classified by commercial recreation. The purpose of the rezone is to align the use of the property with the proposed zoning classification, removing nonconformity.

The physical and visual aesthetics of the property will be significantly improved under post development conditions from its current state, due to removal of accumulated debris, dilapidated buildings and overgrown vegetation.

Sincerely,

Grant Griffin, EIT
G-Cubed Inc.

Contacts

Pelican Point

35853 Hwy 61 Blvd

Lake City, MN 55401

Alex LaRocque

mississippilawncare1@gmail.com

Jesse Hansen

jessehansen2@gmail.com

G-Cubed Inc.

Engineering, Surveying & Planning

14070 Hwy 52 SE

Chatfield, MN 55923

507-867-1666 Ext. 103

grantg@ggg.to

chrisp@ggg.to



Staff Use Only	
Permit #	Z 260026
Date	3/13/26
\$600 RECEIPT#	18856

APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME: Jesse Hansen & Alex LaRocque	
APPLICANT'S ADDRESS: 35699 HWY 61 BLVD Lake City, MN 55041	TELEPHONE: (507) 208-5009 / 651-564-1930
	EMAIL: [REDACTED]
CONTACT FOR PROJECT INFORMATION: Grant Griffin, G-Cubed	
Same as Above <input type="checkbox"/>	
ADDRESS: 14070 Hwy 52 SE Chatfield, MN 55923	TELEPHONE: (507) 867 1666 Ext 103
	EMAIL: grantg@ggg.to

- Map Amendment - Parcel: 320132100 ; Current District: B Requested District: CR
 - Parcel: _____ ; Current District: _____ Requested District: _____
 - Parcel: _____ ; Current District: _____ Requested District: _____

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

The property's historical and proposed use is non-conforming with the current zoning classification B, business. By rezoning to CR, commercial recreational the use of the property will conform with local zoning regulations and remove non-conformity.

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

Campground, private recreational area (beach/pickleball/etc.), marina, harbor, indoor/outdoor storage, office, bar/off-sale, boat rentals and repair.

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

Land to the north and south are zoned R1 and land across Highway 61 to the west is zoned A2. The historical and proposed use of the property is for commercial recreation. The purpose of the rezone is to align the use of the property with the proposed zoning classification, removing nonconformity.

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

The new owners are proposing to clean up the property and resolve nonconformity by rezoning the property to develop a high-class seasonal campground, and continue operating the existing harbor and marina services while also introducing new recreational areas for the community.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- The information presented is true and correct to the best of my knowledge.
- 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.
- Other information or applications may be required.

Signature: _____ Date: 3/13/2026

Print name: Grant Griffin owner or authorized agent



EXISTING LAND DESCRIPTION:

All of that part of Government Lot Four in Section Thirteen, Township 112 North, Range 13 West, described as follows: Beginning on the north line of Government Lot Four at a point 348 feet east of the inter-section of the north line of said Government Lot Four with the center line of the Red Wing and Lake City Highway, and running thence southerly 620 feet more or less to the south line of the land formerly owned by George J. Petsinger, at a point 145 feet due east of the center line of the Red Wing and Lake City Highway, thence due east to the east line of said Government Lot Four; thence northerly along the east line of said Government Lot Four to the northeast corner thereof, thence West to the place of beginning. Also beginning on the south line of said Government Lot Four at a point 1066 feet east from the southwest corner of said Lot Four (at the center of the Red Wing and Lake City Highway) for a place of beginning, and running thence north and northwesterly along said center line of said highway 800 feet more or less to the north line of the land formerly owned by Ray M. Boatmen and Addie Boatman, his wife, thence east along said north line of the land of said Ray M. Boatmen and Addie Boatman, to the east line of said Government Lot Four, thence southerly along the easterly line of said Government Lot Four to the southeast corner thereof, thence due west 320 feet, more or less, to the place of beginning, subject to all existing easements.

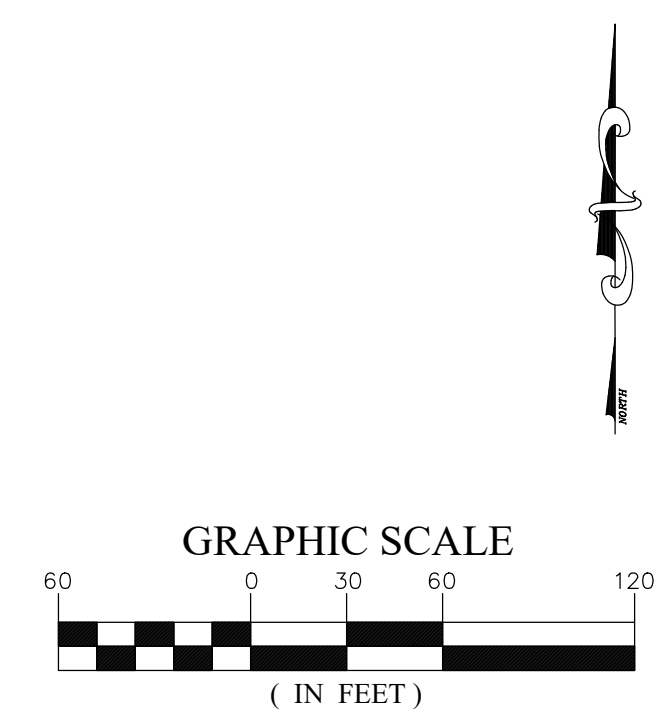
Also, all that part of Government Lot Four in Section Thirteen in Township 112 North, Range 13 West, described as follows: Beginning at the intersection of the center line of Trunk Highway No. 61 and the North line of said Government Lot Four, thence East 348 feet, thence southerly 620 feet to a point 145 feet east of the center line of Trunk Highway No. 61 thence west 145 feet to the center of Trunk Highway No. 61, thence northerly along the center line of Trunk Highway No. 61 to the point of beginning, excepting therefrom that part taken for Trunk Highway purposes by recent condemnation.

CAMGROUND CALCULATIONS:

- 69 TOTAL CAMPING STALLS
- 27 PARK MODELS (14' BY 56')
- 42 CAMPER (10' BY 40')

GENERAL NOTES:

- ORDINARY HIGH WATER LEVEL: 672.9
- WATER LEVEL DATE OF SURVEY 11/19/2025: 667.00
- BASE FLOOD ELEVATION (BFE)(100-YR): 681.4
- FLORENCE TOWNSHIP CURRENT ZONING A-1 AGRICULTURAL PROTECTION
- FEMA FLOOD ZONE: AE
- PARCEL AREA: 20.65 ACRES
- 25% IMPERVIOUS LIMIT 5.16 ACRES
- EXISTING TOTAL IMPERVIOUS 1.5 ACRES
- PROPOSED TOTAL IMPERVIOUS 1.8 ACRES



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 GEOFFREY G. GRIFFIN
 DATE: X/X/XX REG. NO. 21940

Prepared For:
 Jesse Hansen & Alex LaRocque
 35699 HWY 61 BLVD
 LAKE CITY, MN 55041
 FILE NO.: 25-302 BASE

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G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

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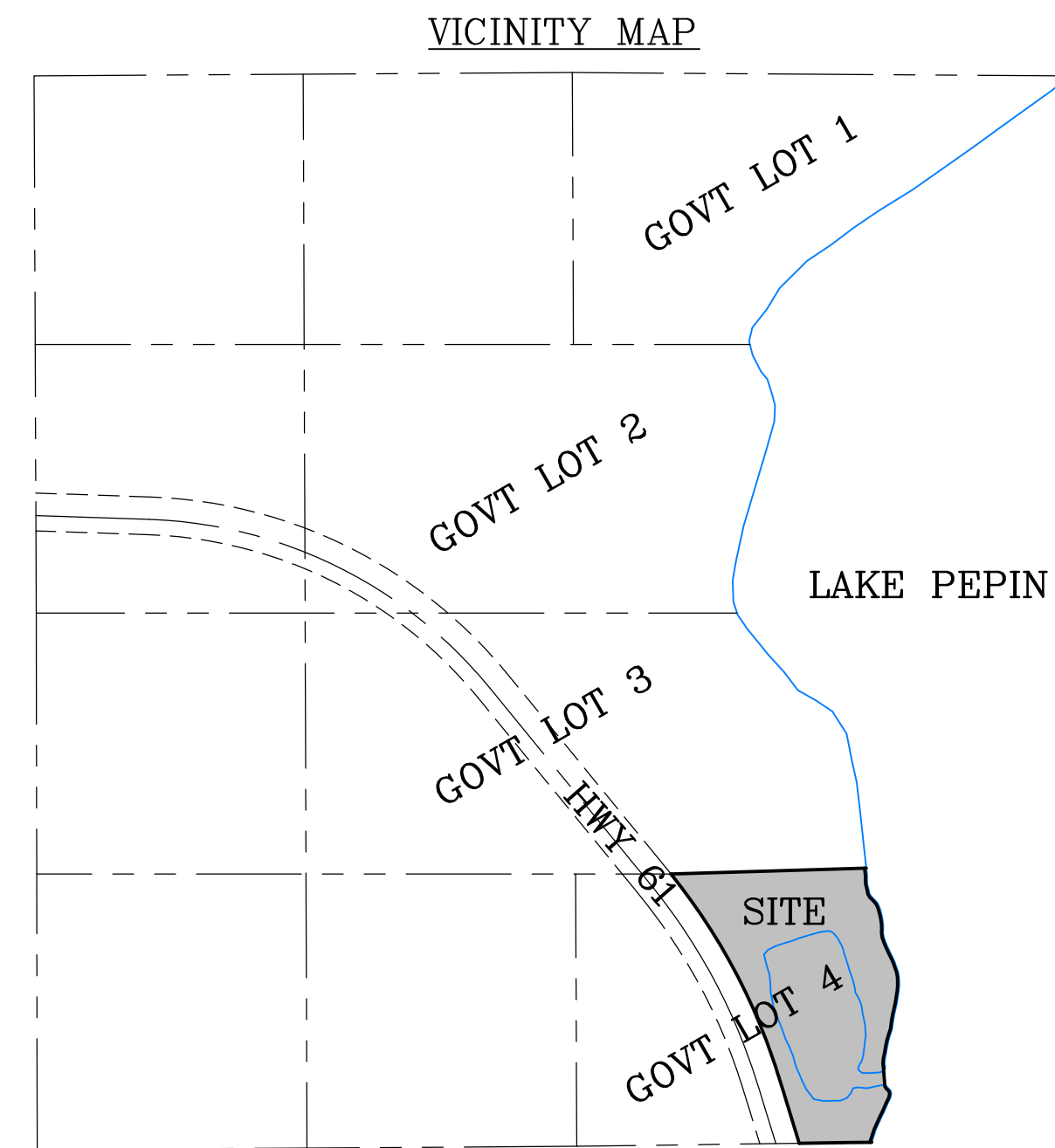
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DRAWN	GGG
CHECKED	CMP

REVISED	BY	DATE
LAYOUT	GGG	12/18/25
SP	GGG	3/13/26

FLORENCE TOWNSHIP
GOODHUE COUNTY

PELICAN POINT
SITE PLAN
 SHEET 1 OF 2 SHEETS

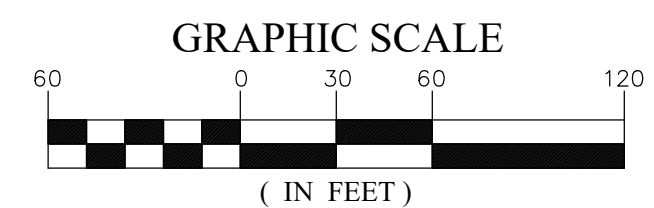
BENCHMARK: MNDOT GEODETIC CONTROL MONUMENT "2513 H" ELEVATION = 682.57



SECTION 13, T 112 N., R 13 W.
NOT TO SCALE

LEGEND

- EXISTING WELL
- EXISTING SEPTIC LID / CLEANOUT
- ELECTRIC POLE
- LIGHT POLE
- WATER SHUT OFF, GATE VALVE & HYDRANT
- STORM MANHOLE & CATCHBASIN
- COMMUNICATION / ELECTRIC BOX OR HOOKUP
- SIGNS
- SOIL BORING
- PROPERTY LINE
- PROPOSED CAMP SITE
- PROPOSED SEWER SERVICE LINE / CLEANOUT
- PROPOSED WATER SERVICE LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- ORDINARY HIGH WATER LEVEL
- WATER EDGE AT DATE OF SURVEY 11-19-2025
- EXISTING TOP BANK
- PROPOSED TOP BANK
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING STORM
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING BITUMINOUS SURFACING
- EXISTING AGGREGATE SURFACING
- EXISTING BUILDING
- CONCEPTUAL CAMPER (10' X 40')
- CONCEPTUAL PARK MODEL (14' X 56')
- REQUIRED PARKING 2 VEHICLE (200 SQFT MIN./SHOWN (2X) 9' BY 18')
- PROPOSED ROADWAY



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Prepared For:
Jesse Hansen & Alex LaRocque
35699 HWY 61 BLVD
LAKE CITY, MN 55041
FILE NO.: 25-302 BASE

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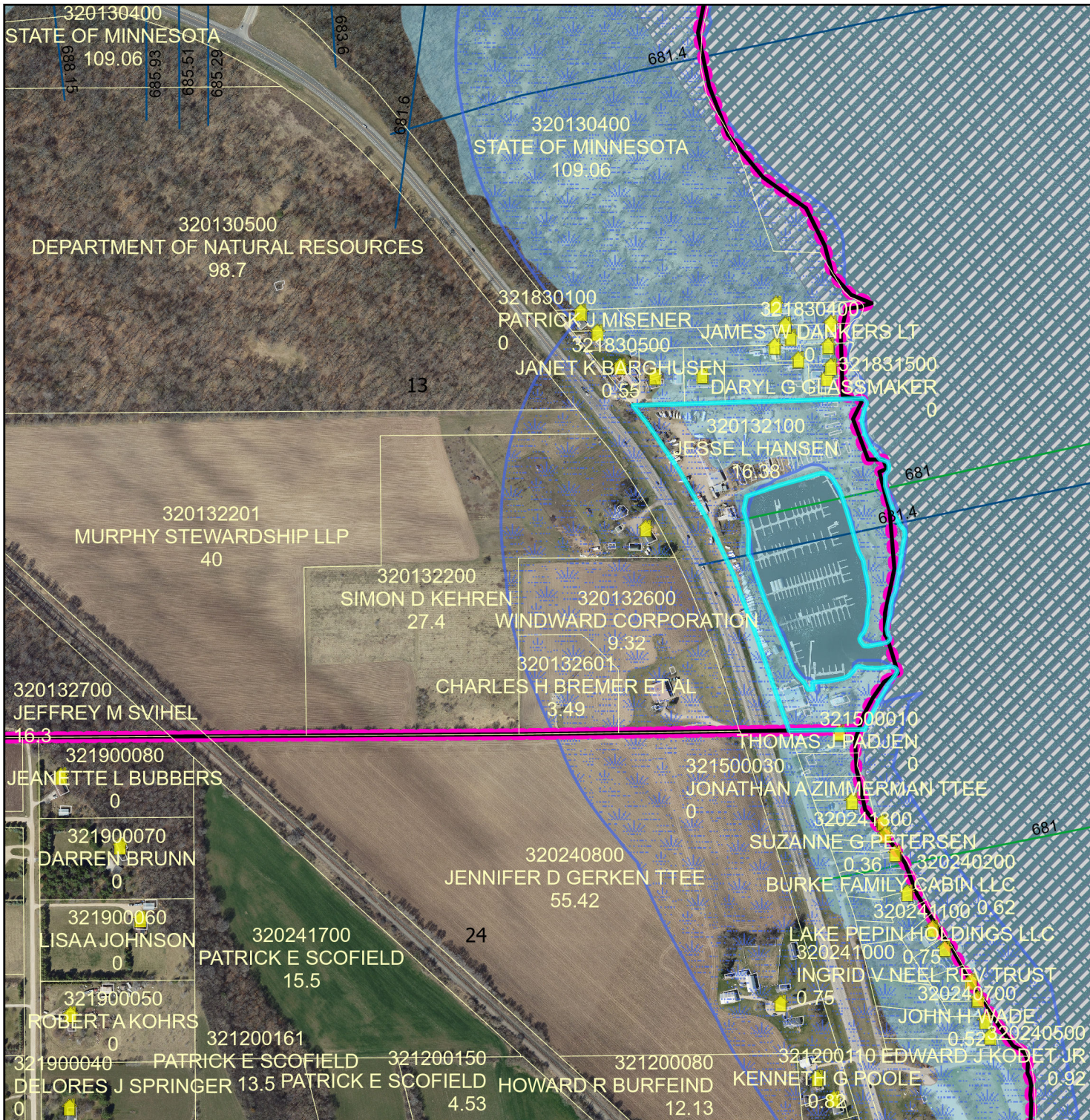
REVISED	BY	DATE
LAYOUT	GGG	12/18/25
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**FLORENCE TOWNSHIP
GOODHUE COUNTY**

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**PELICAN POINT
SITE PLAN**

MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
April 27, 2026

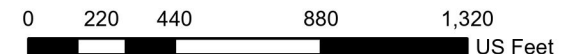
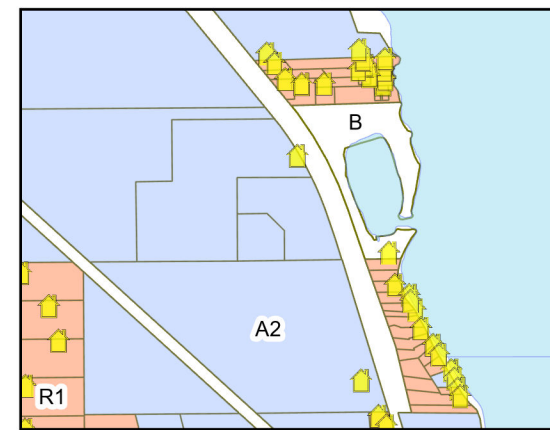
Grant Griffin (Applicant)
Jesse Hansen and Alex LaRocque (Owners)
Business Zoned District.

Part of Gov't Lot 4 SECTION 13
TOWNSHIP 112 RANGE 13
LYING ELY OF GEN HWY 61 in Lake City, MN.

Request for Map Amendment to rezone
B (Business) to CR
(Commercial Recreational) so applicant can
use existing areas and nonconformities for
Campground purposes..

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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MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
April 27, 2026

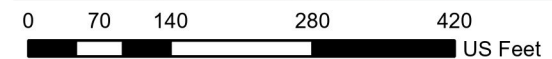
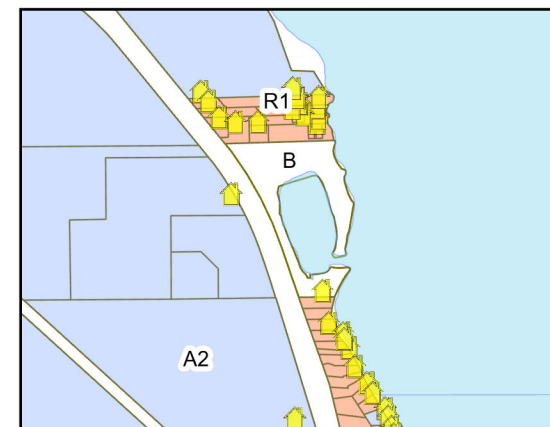
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Intermittent Streams	Bluff Impact Zones (% slope)
Protected Streams	20
Lakes & Other Water Bodies	30
Shoreland	FEMA Flood Zones
Historic Districts	2% Annual Chance
Parcels	A
Registered Feedlots	AE
Dwellings	AO
Municipalities	X



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