

To: Goodhue County Planning Advisory Commission
From: Megan Smith, Land Use Management Director
Meeting Date: Tabled on July 21, 2025, reconsidered August 18, 2025
Report Date: July 11, 2025, updated on August 8, 2025

AGNEDA ITEM:

Consider a request to rezone property from A2 (Agricultural) to R1 (Residential) in Section 15 of Florence township.

The Planning Advisory Commission tabled action on this re-zoning request at their July meeting, pending review of a mining setback variance request.

The Board of Adjustment met on July 28, 2025 and recommended approval of the setback variance, finding that practical difficulties apply in this case, and that the request to construct a dwelling on the site is a reasonable request, especially given the nature of the surrounding residential neighborhood, and that the request is unlikely to alter the essential character of the locality.

ATTACHMENTS:

- Application as submitted
- Site Maps prepared by staff

PUBLIC HEARING NOTICE (held July 18, 2025):

The Planning Advisory Commission will hold a public hearing and consider a request submitted by property owners/applicant, Savannah Carlson, 10321 Grand Oaks Trail, Woodbury, MN 55129, for a re-zoning of property located off of 305th Street in Frontenac MN, located in Florence Township, Legally Described as: THE E 1/2 OF THE NE 1/4 OF SECTION 15, TWP 112, RANGE 13, Goodhue County, Minnesota. Ms. Carlson is requesting a re-zoning from A2 Agricultural to R1 Suburban Residential, to allow for future residential use of the property. Tax Parcels: 32.015.2400

APPLICATION INFORMATION:

Applicant: Savannah Carlson, 10321 Grand Oaks Trail, Woodbury MN
Address of zoning request: XXX 306th Street, Frontenac MN (address to be assigned)
Parcels: 32.015.2400
Township: Florence Township
Current Zoning District: A-2 (Agriculture District)

MAP AMENDMENT (REZONE) PLANNING REVIEW AN SUMMARY

Request for map amendment to rezone parcel 41.180.0060 from R-1 (Suburban Residence District) to A-2 (Agriculture District) to allow for the construction of a single-family home. The density limit of the A2 district for this section has been reached, and is already exceeding density limits with 14 homes, when only 12 are allowed.

Property Information:

- The subject property is vacant land and is comprised of two tax parcels that total 4.8 acres.
- Adjacent properties are zoned R1 to east, which is a platted residential subdivision named Frontenac Heritage Acres.
- An active mining operation exists to the south and west of the property. This mining operation existed prior to the platting of the nearby lots to the East.
- The active mine is 57 acres, with an additional 108 acres in area that could be mined in the future.
- The site is considered unbuildable unless two approvals occur: 1) a re-zoning to residential, and 2) a variance from the 1000-foot mining site setback is approved.
- Ms. Carlson has submitted an application for a variance, which was considered at the July 28, 2025, Board of Adjustment meeting, and approved.

Planning Information:

- The R1 District's purpose is "intended to provide a district which will define and protect areas suitable for low to medium density residential development as the principle land use and to allow related facilities desirable for a residential environment."
- The majority of the County's R1 district are either platted residential subdivisions, or lands that are well suited for residential development. They are often near cities and have access high volume highways or roads. The County's ordinances take into consideration that land zoned R1 may at some point be connected to a public water supply and a municipal wastewater treatment system.
- At this point, the village of Frontenac is unincorporated and has no known plans to incorporate or build a wastewater treatment facility.
- Although the site is adjacent to a residential subdivision, it was not platted as part of the subdivision. It is considered un-platted land.
- The current owner of the land/the applicant, has expressed desire to build a home on this site and acknowledges that it would be built close to a mining operation.
- Mining concerns: dust, vibration, issues with trespassing, noise, truck traffic from hauling, can all lead to conflicts between land uses. The County has prohibited homes within 1000 feet from mining sites. This home would be between 200 and 400 feet from the edge of the mine, and the yard right next to the edge of the mine.

Goodhue County Comprehensive Plan:

- The Comprehensive plan classifies this area as having high, to very high ground water contamination sensitivity.
- The plan notes that “it remains essential that the County’s rural land use policies recognize the need to keep aggregate resources needed to supply local and regional infrastructure and development projects accessible into foreseeable future.”

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 Savannah Carlson for a rezoning from A2 to R1 based on the following findings:

1. The property is generally no closer to the mining site than several other existing homes and platted residential lots, and therefore residential uses have been shown to co-exist with the mining site, and found to be appropriate uses of the land.
2. The Board of Adjustment has approved a mining setback variance for Savannah Carlson at their July 28, 2025, meeting.
3. The County has approved other R1 land in this area, and Florence township supports the R1 zoning district change based on re-zoning approval from the Florence Township Zoning Ordinance.
4. The request is in compliance with the County’s Comprehensive Plan which states that residential development may be allowed on land not suited for agricultural uses.

RECEIVED

JUN 18 2025

Land Use Management

Staff Use Only	
Permit #	Z 25-0029
Date	6/17/2025
\$500 RECEIPT#	316698514

APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME:
 SAVANNAH CARLSON

APPLICANT'S ADDRESS:
 10321 Grand Oaks Trl
 WOODBURY MN 55129

CONTACT FOR PROJECT INFORMATION:

Same as Above

ADDRESS: TELEPHONE: ()

EMAIL:

- Map Amendment - Parcel: 320152400; Current District: A2 Requested District: R1
- Parcel: _____; Current District: _____ Requested District: _____
- Parcel: _____; Current District: _____ Requested District: _____

1. Stated reason for map amendment(s) requested:
 to be able to build a home on property that was sold to me as buildable land.
2. Proposed future use(s) of the property to be rezoned:
 Build a home. Residential
3. Compatibility of the proposed zoning district with existing land uses in the area:
 Multiple other homes in the area, only vacant lot other land plots for sale ready to build on.
4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request: ^{than} Applied for variance, if approved would like to rezone to R1. Property was listed as R1 & A2 (two parcels), but it is all A2. I am trying to make this property work out for us.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

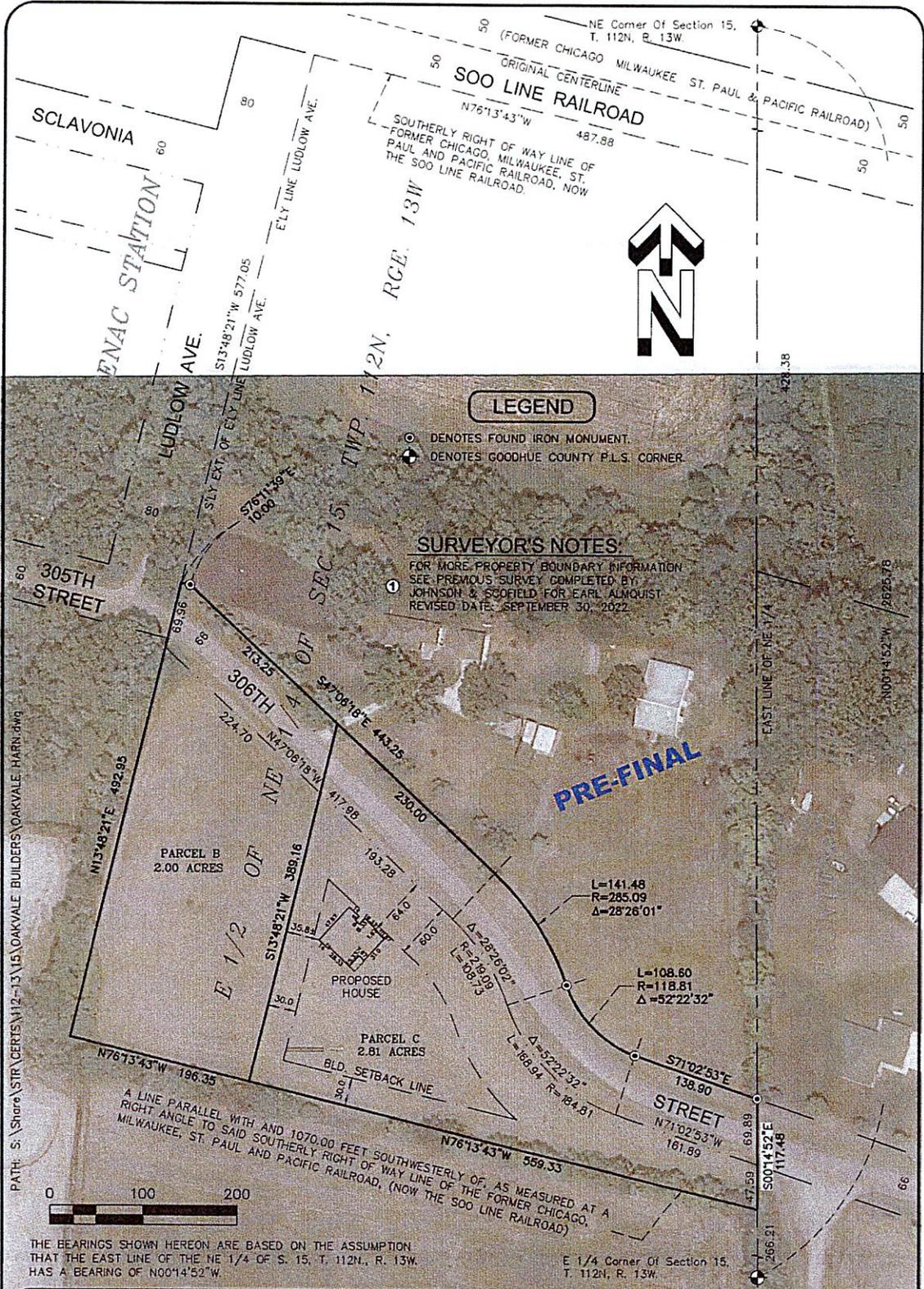
1. The information presented is true and correct to the best of my knowledge.
2. If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by certified USPS.
3. Other information or applications may be required.

Signature: [Signature] Date: 6/9/25

Print name: Savannah Carlson owner or authorized agent

REALTOR SOLD PROPERTY LISTED AS PARCEL 320152400 R1
AND 320152402 AS A2. FLORENCE TOWNSHIP REZONED TO
R1 IN 2021 OR 2022. OWNER OF PROPERTY NEVER APPLIED
WITH THE COUNTY TO REZONE. THEY WERE UNDER THE
ASSUMPTION IT WAS NOW R1 & COULD BE SOLD AS SUCH.
IT WAS SOLD TO ME IN MARCH 2025 AS R1 & A2 BUT
THAT IS NOT THE CASE AND IF I CANNOT MAKE THIS
PROPERTY WORK OUT TO BUILD ON, I AM LEFT WITH VACANT
LAND THAT IS ALMOST USELESS TO ME.

I AM SIMULTANEOUSLY APPLYING FOR A VARIANCE IN
HOPE TO BYPASS THE 1000FT OF A MINE RESTRICTION
AS THAT WAS NEVER DISCLOSED TO ME.

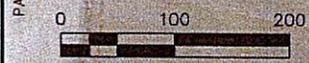


LEGEND

- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES GOODHUE COUNTY P.L.S. CORNER.

SURVEYOR'S NOTES:
 FOR MORE PROPERTY BOUNDARY INFORMATION
 SEE PREVIOUS SURVEY COMPLETED BY
 JOHNSON & SCOFIELD FOR EARL ALMQUIST
 REVISED DATE: SEPTEMBER 30, 2022.

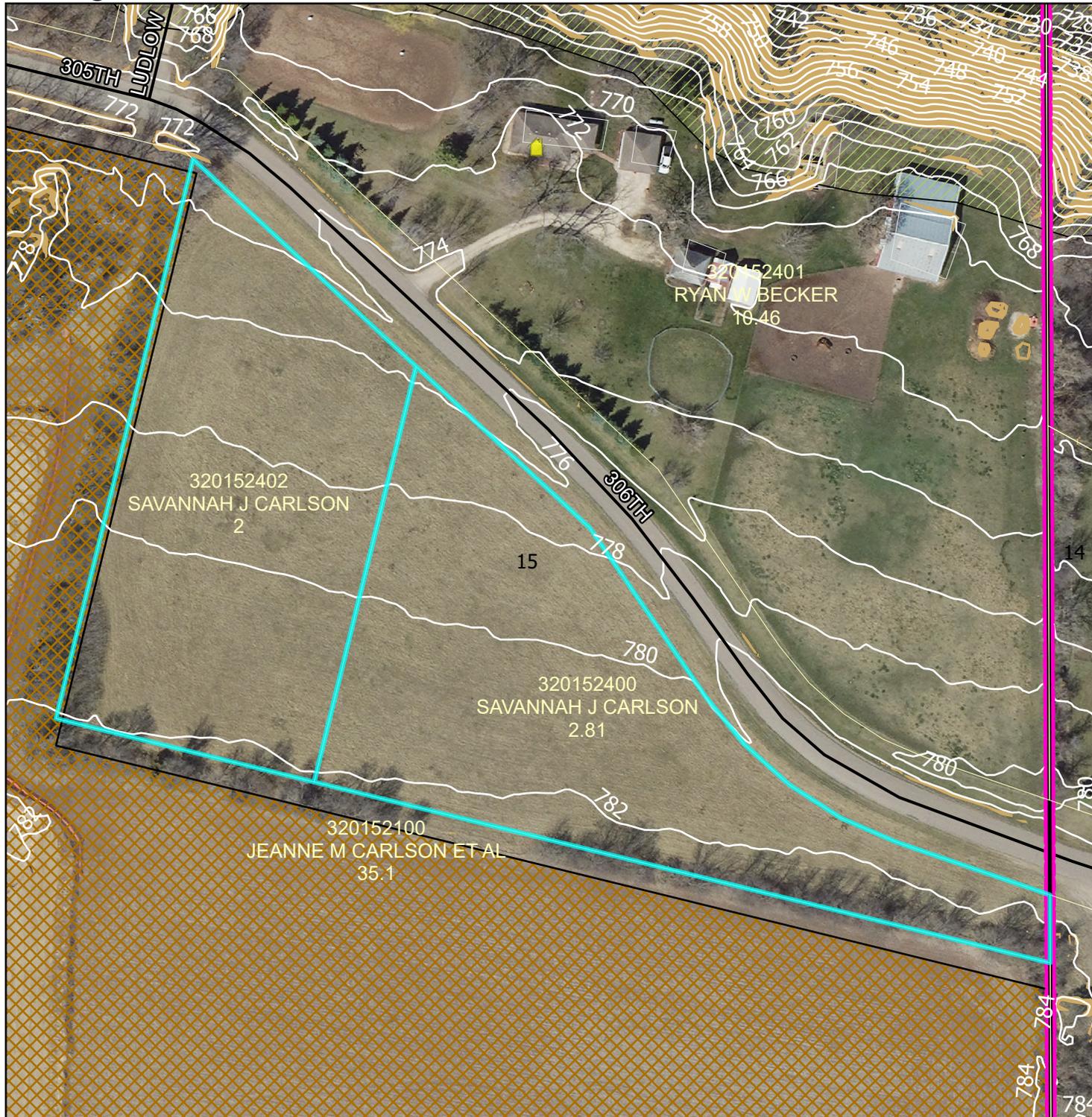
PRE-FINAL



THE BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NE 1/4 OF S. 15, T. 112N., R. 13W. HAS A BEARING OF N00°14'52\"/>

<p>CERTIFICATE OF SURVEY FOR: OAKVALE BUILDERS, INC. C/O DAN ENBERG</p>		<p>I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.</p>	
 <p>JOHNSON & SCOFIELD INC. SURVEYING AND ENGINEERING</p> <p>1203 MAIN STREET, RED WING, MN 55066 (651) 388-1558</p>		<p>PRE-FINAL</p> <p>Marcus S. Johnson Minnesota License No. 47460 Date: April 24, 2025</p>	
BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	25-350	S-11917	

MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
July 21, 2025

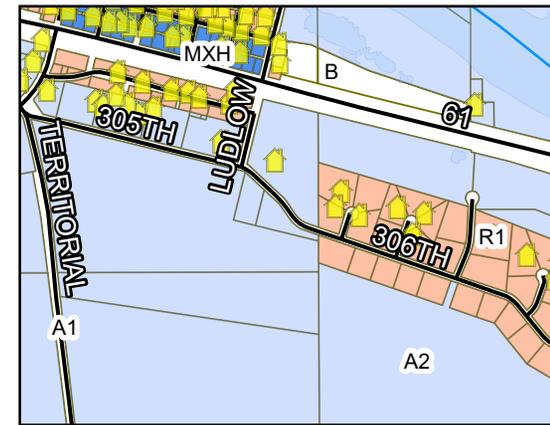
Savannah Carlson (Owner)
A-2 Zoned District.

The E 1/2 of the NE 1/4 of Section
15 TWP 112 Range 13 in
Florence Township.

Request for a Rezoning of two parcels
from zone A-2 Agricultural Protection to
R-1 Suburban Residential.

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



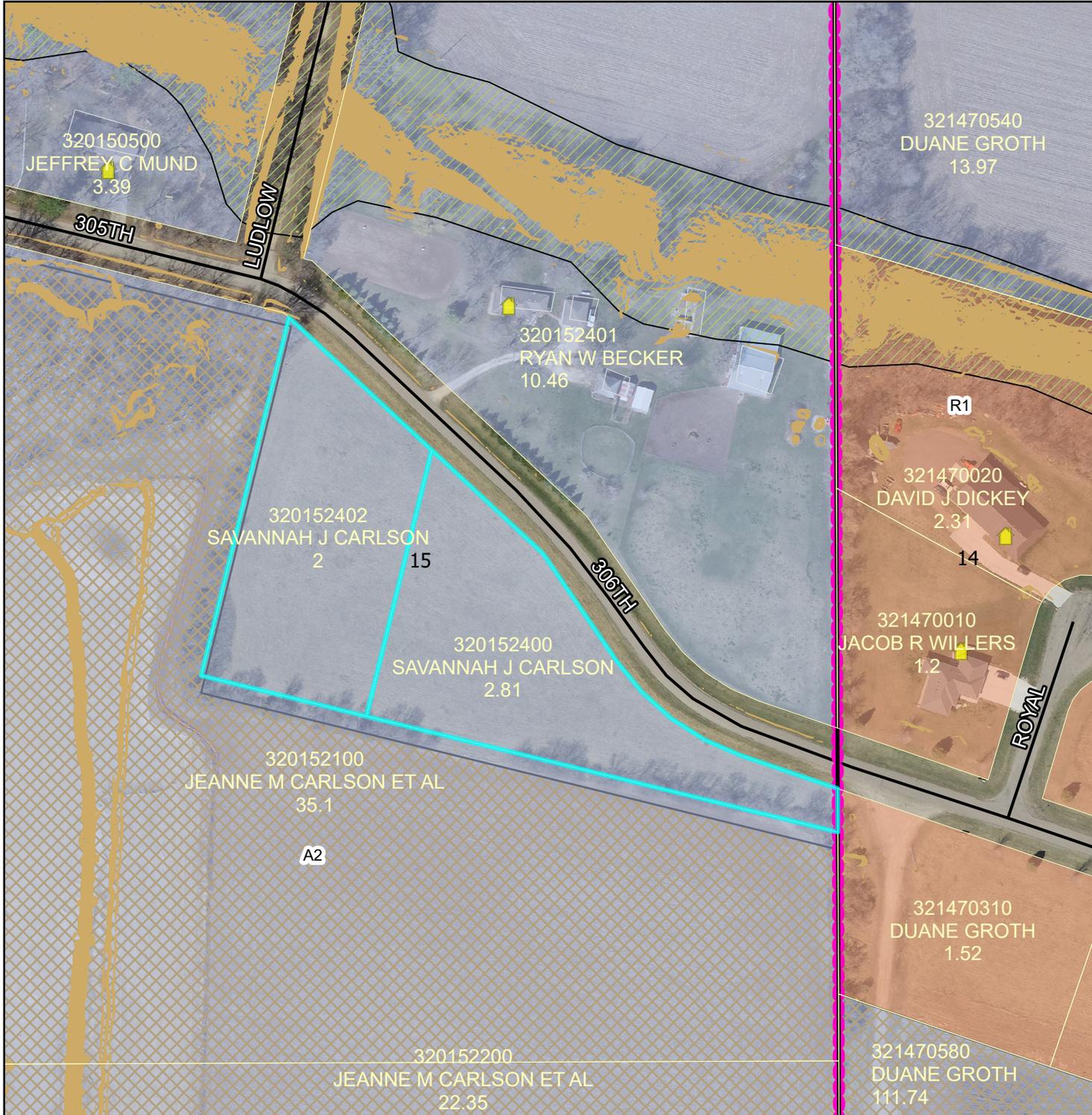
0 40 80 160 240 US Feet

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MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
July 21, 2025

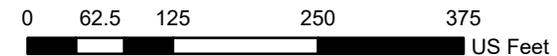
Savannah Carlson (Owner)
A-2 Zoned District.

The E 1/2 of the NE 1/4 of Section
15 TWP 112 Range 13 in
Florence Township.

Request for a Rezoning of two parcels
from zone A-2 Agricultural Protection to
R-1 Suburban Residential.

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

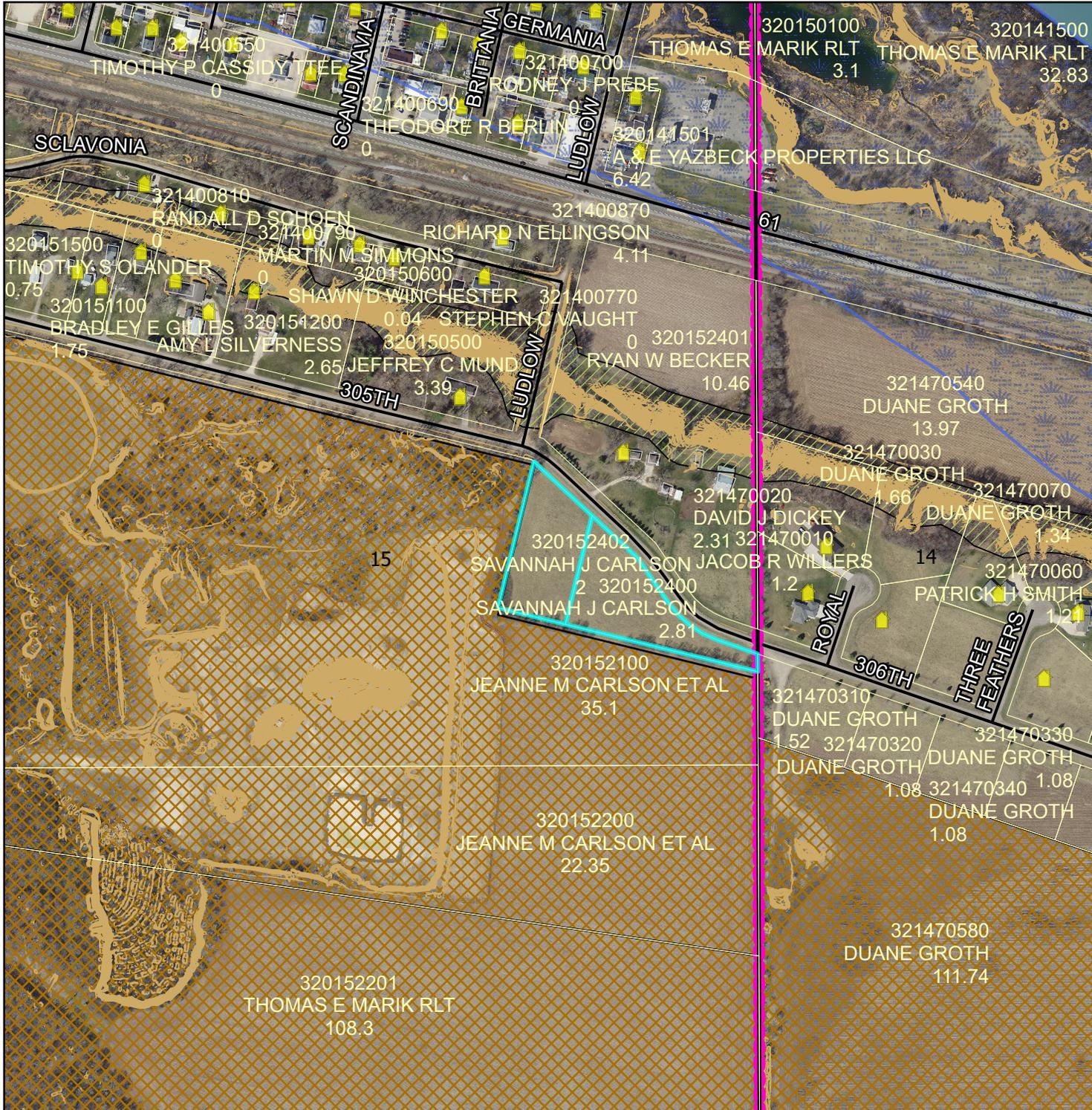


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MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
July 21, 2025

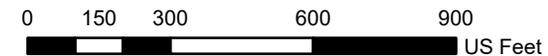
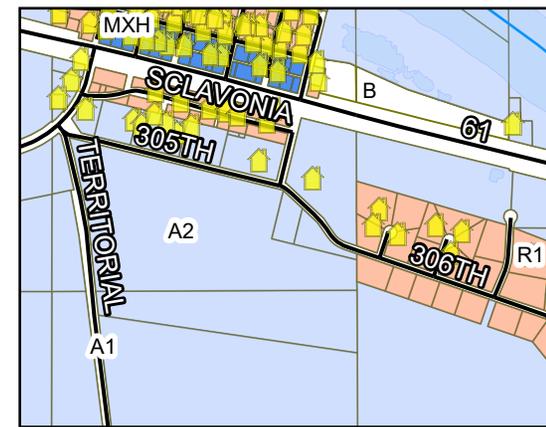
Savannah Carlson (Owner)
A-2 Zoned District.

The E 1/2 of the NE 1/4 of Section
15 TWP 112 Range 13 in
Florence Township.

Request for a Rezoning of two parcels
from zone A-2 Agricultural Protection to
R-1 Suburban Residential.

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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