

**PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
September 16<sup>th</sup>, 2024, MEETING MINUTES**

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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: Christopher Warrington (arrived 6:01 PM), Richard Miller, Chris Buck, Todd Greseth, Darwin Fox, Marc Huneke, and Tom Gale

Commissioners Absent: None

Staff Present: Zoning Administrator Samantha Pierret, Zoning Assistant William Lenzen

**1. Approval of Agenda**

<sup>1</sup>Motion by Commissioner Miller; seconded by Commissioner Fox to approve the meeting agenda.

**Motion carried 6:0**

**2. Approval of Minutes**

<sup>2</sup>Motion by Commissioner Fox; seconded by Commissioner Miller to approve the previous month's meeting minutes.

**Motion carried 6:0**

**3. Conflict/Disclosure of Interest**

There were no reported conflicts/disclosures of interest.

**4. Public Hearing(s):**

**PUBLIC HEARING: Request for IUP for a Commercial/Industrial Use Primarily Intended to Serve the Ag Community**

Request, submitted by Phillip Doffing (Applicant) on behalf of Wyatt P Doffing Et Al (Owners) for an Interim Use Permit (IUP) to operate a well drilling business within a new structure on the property. 21725 155<sup>th</sup> Avenue Way Welch, MN 55089. Parcel 46.134.0041. The SW ¼ of the SE ¼ of the SE ¼ of Section 34 TWP 114 Range 16 in Welch Township. A-2 Zoned District.

*Pierret presented the staff report and attachments.*

**Chair Buck Opened the Public Hearing**

*No one spoke for or against the request.*

<sup>3</sup>**After Chair Buck called three times for comments, it was moved by Commissioner Fox and seconded by Commissioner Huneke to close the Public Hearing.**

**Motion carried 7:0**

*Commissioner Fox stated that the applicant came before the Welch Township Planning Commission and there were no neighbors that had any issues with the applicant's proposed well-drilling business in a new building.*

<sup>4</sup>**It was moved by Commissioner Gale and seconded by Commissioner Fox for the Planning Advisory Commission to:**

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

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Recommend the County Board of Commissioners **APPROVE** the Request, submitted by Phillip Doffing (Applicant) on behalf of Wyatt P Doffing Et Al (Owners) for an Interim Use Permit (IUP) to operate a well drilling business within a new structure on the property.

Subject to the following conditions:

1. Activities shall be constructed according to submitted plans, specifications, and narrative unless modified by a condition of this IUP;
2. On-street parking, loading, and off-loading are prohibited;
3. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
4. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 22 (Agricultural District);
5. The Applicant shall obtain building permit approval and well/septic approval from Goodhue County prior to constructing any structures;
6. The Applicant shall obtain an NPDES permit from the MPCA and submit a copy of the NPDES permit to the Zoning Administrator for approval prior to beginning excavation and grading work; and
7. This IUP shall expire upon the sale of the property.

**Motion carried 7:0**

**PUBLIC HEARING: Request for IUP for a Commercial/Industrial Use Primarily Intended to Serve the Ag Community**

Request, submitted by Joseph Prink (Owner) for an Interim Use Permit (IUP) to operate a skid loader and tractor attachment business on property zoned A-2 (Agriculture District). 9881 310<sup>th</sup> Street Way Cannon Falls, MN 55009. Parcels 28.015.1500 and 28.015.1501. The SE ¼ of the SE ¼ of Section 15 TWP 112 Range 17 in Cannon Falls Township.

*Lenzen presented the staff report and attachments.*

**Chair Buck Opened the Public Hearing**

*No one spoke for or against the request.*

**<sup>5</sup>After Chair Buck called three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Huneke to close the Public Hearing.**

**Motion carried 7:0**

**<sup>6</sup>It was moved by Commissioner Miller and seconded by Commissioner Warrington for the Planning Advisory Commission to:**

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

Recommend the County Board of Commissioners **APPROVE** the Request, submitted by Joseph Prink (Owner) for an Interim Use Permit (IUP) to operate a skid loader and tractor attachment business on property zoned A-2 (Agriculture District).

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this IUP;
2. Hours of operation shall be limited to appointments only between 7:00 AM and 8:00 PM daily;

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3. On-street parking, loading, or off-loading is prohibited;
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
5. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 22 A-2 (Agricultural District);
6. A new structure for the business may be constructed on either parcel 28.015.1500 or 28.015.1501 with proper permits from Goodhue County; and
7. This IUP shall expire upon the sale of either property.

**Motion carried 7:0**

**PUBLIC HEARING: Request for IUP for a Commercial/Industrial Use Primarily Intended to Serve the Ag Community**

Request, submitted by Mark Beachy (Owner) for an Interim Use Permit (IUP) to operate a tractor and agricultural equipment repair business on property zoned A-1 (Agricultural Protection District). 37888 280<sup>th</sup> AVE Goodhue, MN 55027. Parcel 26.023.0600. Part of the S ½ of the SW ¼ of Section 23 TWP 111 Range 14 in Belvidere Township.

*Pierret presented the staff report and attachments.*

**Chair Buck Opened the Public Hearing**

*No one spoke for or against the request.*

**<sup>7</sup>After Chair Buck called three times for comments, it was moved by Commissioner Fox and seconded by Commissioner Huneke to close the Public Hearing.**

**Motion carried 7:0**

**<sup>8</sup>It was moved by Commissioner Fox and seconded by Commissioner Huneke for the Planning Advisory Commission to:**

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

Recommend the County Board of Commissioners **APPROVE** the Request, submitted by Mark Beachy (Owner) for an Interim Use Permit (IUP) to operate a tractor and agricultural equipment repair business on property zoned A-1 (Agricultural Protection District).

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this IUP;
2. On-street parking, loading, or off-loading is prohibited;
3. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
4. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 21 (Agricultural Protection District);
5. A structure addition no greater than 3,520 square feet shall be permissible without amending this IUP;
6. The Applicant shall obtain building permit approval and well/septic approval from Goodhue County prior to constructing any structure additions(s); and
7. This IUP shall expire upon the sale of the property.

**Motion carried 7:0**

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**PUBLIC HEARING: Request for Text Amendments to the Goodhue County Subdivision Ordinance and to the Goodhue County Zoning Ordinance Article 30 (CR, Commercial Recreational District)**

Request, submitted by Every River LLC (Megan Smith, Applicant) to consider proposed text amendments to the Goodhue County Subdivision Ordinance and Goodhue County Zoning Ordinance to allow Planned Unit Developments (PUDs) as a Conditional Use in the Commercial Recreational District with specific performance standards.

*Pierret presented the staff report and attachments. Pierret stated that there should be two separate motions tonight, one for the Goodhue County Subdivision Ordinance and the second for the Goodhue County Zoning Ordinance Article 30. She also read through the text amendments to those Ordinances.*

*Megan Smith (Applicant) stated that this PUD (Planned Unit Development) would only pertain to the Commercial Recreation zoning districts (CR). Goodhue County has a lot to offer in recreation such as the beaches, bluffs, boating, camping, recreation trails, etc. An owner would be able to split up their land into smaller units for individual ownership forming what is sometimes called common interest communities (CIC). Examples could be a campground where an individual campsite can be owned rather than owning the entire campground. This allows investment into the property. These PUDs would not be allowed to be year-round residences. These could relieve some housing in certain areas from being used as Airbnb or VRBO and be used as a CIC on property zoned CR. PUDs would complement the Goodhue County Comprehensive Plan in the Outdoor Tourism and Business & Industry sections.*

*Commissioner Miller stated that the proposed language says these units are not to be lived in year-round. How many days does that mean?*

*Pierret stated that she added this because the Commercial Recreation zone doesn't allow permanent dwellings. It's up to the HOA or developer to determine and manage how long people stay.*

*Commissioner Miller questioned whether the owner of a unit could have their mail forwarded to the place wouldn't that make it a residence?*

*Pierret stated that this is something that has been thought about and discussed with the applicants. It really is up to the HOA and staff, the Planning Commission, and the County Board to review those documents before approving any PUD.*

*Commissioner Buck questioned how this would affect the other properties zoned CR.*

*Pierret stated that they would have the opportunity to plat their parcel and split it up to sell them as units. Or if it's a campground they could sell individual campsites or cabins.*

*Commissioner Gale asked what amenities there are, this sounds like a condo that could be lived in year-round. He doesn't know how you could restrict people from living there year-round.*

*Commissioner Miller complimented staff for including Subd 6 O which states that Townships have the right to deny a proposed PUD.*

*Pierret stated Townships with zoning authority may need to update ordinances. All Townships must sign off on the plat before it can be recorded, and staff requires Applicants to discuss the proposal with the Township before County approval to avoid bringing a final plat to a Township that would not sign off.*

**Chair Buck Opened the Public Hearing**

*Kristen Eide-Tollefson 28477 Lake Ave Frontenac. She was commenting as a citizen because the Town Board couldn't make it tonight. The Township is playing catch up with Mr. Rupp's ideas as the last contact they had with him was that he was selling land to the State Park. There isn't anything in the Commercial Recreational regulations about investment opportunities. It looks like a plan for the Villa Maria for condos and the Township needs some more time before the County approves these amendments.*

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*John Rupp (owner of Villa Maria) stated that the building plans haven't changed but the economic times have changed thus changing the Villa Maria plans. He hopes to concentrate the investment opportunities on one site rather than taking up homes in the county for rental units. This would free up homes to be bought by home buyers rather than as rental properties.*

*Commissioner Miller asked whether the units could become short-term rentals.*

*Mr. Rupp stated that these would be short-term rentals. These units are about 400 square feet, they have a kitchenette a tub, and a washer and dryer. They would be too small to live in year-round.*

*Commissioner Miller asked who would own that unit. If an individual owns it, would they be limited in what they can do with it?*

*Mr. Rupp stated that they would be centrally managed by a company which would set up the length of stay and what can be done.*

*Steve Dietz 28839 Lake Ave Way Frontenac. He stated that even though Mr. Rupp has come in front of the Township, the Township hasn't had much time to discuss this. He was under the impression that this would allow the property to be divided up with new housing to be constructed. Take into consideration that this building is designed as a hotel and this property isn't a ski hill or a campsite so adding a new building would change the existing use of the property.*

*Mr. Rupp stated that he would have no objection if the item were tabled to allow him time to talk to Florence Township about this.*

*Pierret read a letter from Bill Bruce with the Florence Township Planning Commission stating that he had been notified of a text amendment to the Goodhue County Zoning Ordinance. Florence Township asks that Goodhue County considers this carefully and doesn't act hastily.*

**<sup>9</sup>After Chair Buck called three times for additional comments, it was moved by Commissioner Greseth and seconded by Commissioner Fox to close the Public Hearing.**

**Motion carried 7:0**

*Commissioner Miller stated that what is being discussed tonight is a change to the zoning ordinance not just Mr. Rupp's property. It would be a change to all CR-zoned parcels in the County.*

*Commissioner Fox stated that he would be in favor of tabling the request to consider how this would affect the rest of the parcels zoned CR.*

*Chair Buck questioned how this would affect the properties already zoned CR.*

*Pierret stated that this wouldn't immediately change other CR parcels overnight. This would give them another tool in the toolbox on how they can use and manage their property.*

*Commissioner Warrington said the other parcels would have to go through all the PUD steps should they want to take advantage of this.*

*Commissioner Gale added that if a Township doesn't have its own ordinances, then it wouldn't have any say in this matter.*

*Commissioner Warrington stated that a new plat would have to be signed by the Township.*

*Pierret commented that a Township does have to sign a plat regardless of whether it has zoning or not.*

*Commissioner Miller added that he likes the idea of having an open space requirement for every x square foot occupied by a building.*

*Commissioner Fox said that if the Township has any questions, they could have come to have input on this matter.*

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*Commissioner Warrington stated if we are tabling it what would the reason be?*

*Commissioner Fox noted that at the Welch Town meeting, they didn't have time to comment on it.*

*Commissioner Gale said that this is a big deal in Duluth and the North Shore and that this would be a big change to the area.*

*Commissioner Miller stated that it has the potential to do big things, and we need to consider everything.*

*Megan Smith (Applicant) stated she spoke to campgrounds and other similar businesses around the state including Wabasha County. These recreational facilities are in unprecedented economic times where this would allow someone to own and run the bar at a place while the campsites are separately owned thus relieving the pressure off the landowner.*

*Pierret said that staff needs a specific direction should this request be tabled.*

*Commissioner Greseth requested a second contact with the Townships, particularly those with CR Districts to make sure we know what they want.*

**<sup>10</sup>It was moved by Commissioner Greseth and seconded by Commissioner Fox for the Planning Advisory Commission to:**

**TABLE** the Request, submitted by Every River LLC (Megan Smith, Applicant) to consider proposed text amendments to the Goodhue County Subdivision Ordinance and Goodhue County Zoning Ordinance to allow Planned Unit Developments (PUDs) as a Conditional Use in the Commercial Recreational District with specific performance standards to give staff time to reach out to Townships, particularly those with CR Zoned land and bring comments to the next PAC meeting.

**Motion carried 7:0**

**5. Other Discussion**

*There was no additional discussion.*

**6. <sup>11</sup>ADJOURN: Motion by Commissioner Huneke and seconded by Commissioner Warrington to adjourn the Planning Commission Meeting at 7:05 p.m.**

**Motion carried 7:0**

Respectfully Submitted,

William Lenzen Zoning Assistant

MOTIONS

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<sup>1</sup> APPROVE the PAC meeting agenda

Motion carried **6:0**

<sup>2</sup> APPROVE the previous month's meeting minutes

Motion carried **6:0**

<sup>3</sup> Motion to close the Public Hearing

Motion carried **7:0**

<sup>4</sup> APPROVE the Request for IUP for a Commercial/Industrial Use to Serve the Ag Community

Motion passed **7:0**

<sup>5</sup> Motion to close the Public Hearing

Motion carried **7:0**

<sup>6</sup> APPROVE the Request for IUP for a Commercial/Industrial Use to Serve the Ag Community

Motion passed **7:0**

<sup>7</sup> Motion to close the Public Hearing

Motion carried **7:0**

<sup>8</sup> APPROVE the Request for IUP for a Commercial/Industrial Use to Serve the Ag Community

Motion passed **7:0**

<sup>9</sup> Motion to close the Public Hearing

Motion carried **7:0**

<sup>10</sup> **Table** the Request for Text Amendments to the Goodhue County Subdivision Ordinance and to the Goodhue County Zoning Ordinance Article 30 (CR, Commercial Recreational District)

Motion passed **7:0**

<sup>11</sup> ADJOURN. Motion to adjourn the meeting.

Motion carried **7:0**

**From:** [Clerk Welch](#)  
**To:** [Pierret, Samantha](#)  
**Subject:** Re: DC Well/Phil Doffing  
**Date:** Thursday, September 12, 2024 6:51:18 PM  
**Attachments:** [image001.png](#)

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**External Email - Use caution opening links or attachments!**

Yes, apologies for my delay. Welch Township is aware of Mr. Doffing's intent to run his business on 155th Ave Way.

We also wanted to add some comments regarding the matter:

There have been no complaints against this business that has been running for 30 years.

It is a well-manicured business, and useful to our community.

Closest neighbor on 155th Ave Way has no issue with the business operating there.

Impact to roads will be minimal.

If you need anything else from me, please let me know.

Thank you,  
Jessi

On Thu, Sep 12, 2024 at 1:23 PM Pierret, Samantha  
<[samantha.pierret@goodhuecountymn.gov](mailto:samantha.pierret@goodhuecountymn.gov)> wrote:

Hi Jessi, did the Board discuss the DC Well Drilling/Phil Doffing business establishment on 155<sup>th</sup> AVE Way last week?



**Samantha Pierret**, AICP | Planner/Zoning Administrator

Land Use Management | 509 W 5<sup>th</sup> Street Red Wing, MN 55066

**P:** 651-385-3103 | **E:** [samantha.pierret@goodhuecountymn.gov](mailto:samantha.pierret@goodhuecountymn.gov)

**Please Note New Email:**  
[samantha.pierret@goodhuecountymn.gov](mailto:samantha.pierret@goodhuecountymn.gov)

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**From:** [Florence Township Zoning](#)  
**To:** [Pierret, Samantha](#)  
**Subject:** Villa Maria  
**Date:** Monday, September 16, 2024 4:28:21 PM

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**External Email - Use caution opening links or attachments!**

Samantha,

I have been notified by an Old Frontenac resident that the Goodhue County Planning Commission will be considering a text amendment to the county ordinances that will affect future use of the Villa Maria property.

Things are changing quickly with regards to the Villa Maria property. This is, as many people in our community understand it, a result of John Rupp's poor financial situation. The Florence Township Planning Commission would like time to study these changes and evaluate the impact it will have on Florence Township. Please assure me that Goodhue County will not be too hasty with ordinance changes that will affect the Villa Maria, the adjoining Frontenac State Park and the residents of the Old Frontenac Historic District.

Thank you.  
Bill Bruce, chairperson  
Florence Township Planning Commission

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Florence Township  
Zoning  
PO Box 97  
Frontenac, MN 55026  
[FlorenceTwp.org](http://FlorenceTwp.org)

