

BOARD OF COMMISSIONERS' PROCEEDINGS, GOODHUE COUNTY, MN
SEPTEMBER 16, 2025

The Goodhue County Board of Commissioners met on Tuesday, September 16, 2025, at 9:00 a.m. in the County Board Room, Government Center, Red Wing, MN, with Commissioners Anderson, Flanders, Betcher, Majerus, and Greseth all present.

C/Anderson asked for any disclosure of interest. There were none.

C/Betcher noted that she shares a last name with the applicant asking for the driveway variance, however, they have never met so there was no conflict of interest.

- ¹ Moved by C/Greseth, seconded by C/Flanders, and carried to approve the September 2, 2025, County Board meeting minutes.
- ² Moved by C/Flanders, seconded by C/Betcher, and carried to approve the September 16, 2025, County Board Agenda.

LAND USE MANAGEMENT DIRECTOR’S REPORT

Public hearing: The request was to consider a map amendment (rezone) from A1 (Agricultural Protection) to R1 (Suburban Residence) for property located in Section 27 of Pine Island Township. The Planning Advisory Commission considered this request at their August meeting and recommended denial to the County Board. A public hearing was required.

- ³ Moved by C/Greseth, seconded by C/Majerus, and carried to approve to open a public hearing.

C/Anderson asked three times for public comment. There was none.
- ⁴ Moved by C/Majerus, seconded by C/Flanders, and carried to approve to close the public hearing.
- ⁵ Moved by C/Majerus, seconded by C/Flanders, and carried to approve the Planning Commission recommendation and adopt the staff report into the record; accept the application, testimony, exhibits, and other evidence presented into the record; and DENY the map amendment request from William Hollar for the rezoning from A1 Agricultural Protection to R1 Suburban Residential to allow for the creation of two new building sites, finding that:
 - 1. The site is not suitable for a re-zoning to R1 based on the goals of the County’s Comprehensive Plan and growth management strategies, which encourages new residential development to be considered as part of planned residential neighborhoods and subdivisions that take into account the long-range development potential of the entire site.
 - 2. The site meets the eligibility criteria to be developed using the County’s conservation subdivision regulations, which is a more appropriate development tool to be used for this particular site.

Public hearing: The request was to consider a map amendment (rezone) from A2 (Agricultural) to R1 (Residential) for property located in Section 15 of Florence township. The Planning Advisory Commission considered this request at their July and August meetings and recommended approval. A public hearing was required.

- ⁶ Moved by C/Majerus, seconded by C/Betcher, and carried to approve to open a public hearing.

C/Anderson asked three times for public comment. Anne Carlson addressed the board. There we no further comments.
- ⁷ Moved by C/Greseth, seconded by C/Majerus, and carried to approve to close the public hearing.
- ⁸ Moved by C/Majerus, seconded by C/Betcher, and carried to approve the Planning Commission recommendation and adopt the staff report into the record; accept the application, testimony, exhibits, and other evidence presented into the record; and APPROVE the map amendment request from Savannah Carlson for a rezoning from A2 to R1 based on the following findings:

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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 compliant with the County's Comprehensive Plan, which states that residential development may be allowed on land not suited for agricultural uses.

Public Hearing: The request was to consider a map amendment (rezone) from CR (Commercial Recreation District) to R-1 (Suburban Residence District) in Section 12 of Florence Township. The Planning Advisory Commission considered this request and recommended approval. A public hearing was required.

9 Moved by C/Greseth, seconded by C/Betcher, and carried to approve to open a public hearing.

C/Anderson asked three times for public comment. There were none.

10 Moved by C/Greseth, seconded by C/Betcher, and carried to approve to close the public hearing.

11 Moved by C/Majerus, seconded by C/Greseth, and carried to approve the Planning Commission recommendation and adopt the staff report into the record; accept the application, testimony, exhibits, and other evidence presented into the record; and APPROVE the map amendment request from Mr. Lund to re-zone from CR Commercial Recreation to R1 Suburban Residence to allow for residential use of the property based on the following findings:

1. The property has historically been used as residential, except for a short period of time where it was used as part of an event center, and therefore converting the land use back to residential will not adversely impact the surrounding neighborhood.
2. The site contains an existing home that is well suited for full time, residential occupancy.
3. The map amendment complies with the goals and objectives of the county's comprehensive plan related to preservation of existing homes.

Public hearing: The request was to consider a map amendment (rezone) from B (Business) to I (Industrial) in Section 30 of Cannon Falls township. The Planning Advisory Commission considered this request and recommended approval. A public hearing was required.

12 Moved by C/Betcher, seconded by C/Flanders, and carried to approve to open a public hearing.

C/Anderson asked three times for public comment. There were none.

13 Moved by C/Flanders, seconded by C/Betcher, and carried to approve to close the public hearing.

14 Moved by C/Betcher, seconded by C/Flanders, and carried to approve the Planning Commission recommendation and adopt the staff report into the record; accept the application, testimony, exhibits, and other evidence presented into the record; and APPROVE the map amendment request from Randy Rechtzigel for a rezoning from Commercial to Industrial based on the following findings:

1. MnDOT has restricted access from Highway 52 into the site, therefore limiting the sites viability as a commercial site with easy access to and from highway 52, and finding that Industrial uses with less customer traffic are a more appropriate zoning district for the site.
2. The County's Comprehensive Plan does not substantially distinguish between commercial and industrial uses, and the County hereby finds the map amendment request consistent with the goals and objectives of the Comprehensive Plan.

Public hearing: The request was to consider a request for a map amendment (rezone) from A2 (Agricultural) to R-1 (Suburban Residence District) for property located in Section 7 of Hay Creek Township. The Planning Advisory

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Commission considered this request at their August meeting and recommended denial to the County Board. A public hearing was required.

15 Moved by C/Majerus, seconded by C/Flanders, and carried to approve to open a public hearing.

C/Anderson asked three times for public comment. There were none.

16 Moved by C/Betcher, seconded by C/Majerus, and carried to approve to close the public hearing.

17 Moved by C/Majerus, seconded by C/Betcher, and carried to approve the Planning Commission recommendation and adopt the staff report into the record; accept the application, testimony, exhibits, and other evidence presented into the record; and DENY the map amendment request from Mr. Ferrin to re-zone from A2 Agricultural to R1 suburban Residence based on the following finding:

1. Site constraints, including no roadway access and bluff topography, contribute to finding the site ill-suited for residential development.
2. The request circumvents the County's density limit requirements of no more than one home per quarter quarter section, in a section where density is available elsewhere outside the applicant's quarter-quarter section.

PUBLIC WORKS DIRECTOR'S REPORT. Staff recommended the county board hold a public hearing to discuss the proposed variance request for the property at 23830 County 42 Boulevard in Zumbrota Township.

18 Moved by C/Greseth, seconded by C/Majerus, and carried to approve to open a public hearing.

C/Anderson asked three times for public comment. Josh Betcher, property owner, addressed the board. There were no further comments.

19 Moved by C/Majerus, seconded by C/Flanders, and carried to approve to close the public hearing.

C/Anderson questioned why the applicant couldn't move the current driveway. Mr. Betcher felt it was unnecessary costs to have to move the current driveway.

C/Betcher felt the applicant was only trying to make it safer.

C/Anderson did not want to vary from the ordinance without following some process to determine that it was the safest route.

C/Majerus did not feel it was an unreasonable request. It allows the applicant to utilize his property easier and safer and make his property more functional.

C/Flanders commented that her biggest concern was with safety and was uncomfortable with loading and unloading trucks on the county road. C/Betcher agreed that the second driveway appeared to be a safer option.

20 Moved by C/Majerus, seconded by C/Betcher, and carried (4-1-0) with C/Anderson dissenting to approve the staff report into the record; accept the application, testimony, exhibits, and other evidence presented into the record; and APPROVE the variance request for the property located at 23830 County 42 Boulevard in Zumbrota Township based on the following finding:

1. It would improve overall safety to allow the variance.

COUNTY ADMINISTRATOR'S REPORT

2026 Preliminary Budget and Levy. Minnesota State Statute requires counties to certify their proposed property tax levy to the County Auditor by September 30 for taxes payable the following year. The final levy, which may be reduced but cannot exceed the approved preliminary levy, will be adopted by the board at its December meeting. Staff recommended the board approve the proposed resolution.

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21 Moved by C/Betcher, seconded by C/Flanders, and carried (3-2-0) with C/Majerus and C/Anderson dissenting to a approve the following resolution establishing the 2026 Preliminary Budget and Levy:

WHEREAS, Goodhue County Department Heads have submitted proposed 2026 department budgets which included anticipated revenues and expenditures; and

WHEREAS, The County Administrator has compiled all 2026 funding requests, revised, and presented said requests to the County Board; and

NOW THEREFORE IT IS RESOLVED, That the Goodhue County Board of Commissioners does herby certify to the County Auditor-Treasurer and the State of Minnesota the proposed preliminary property tax levy .for 2026:

Total Levy \$ __48,261,504_____

BE IT RESOLVED, that the County Auditor-Treasurer hereby certify the above referenced Preliminary levy to the Minnesota Department of Revenue.

SOUTHEASTERN MN HOUSING & REDEVELOPMENT AUTHORITY (SEMMCHRA)

2026 Preliminary Levy Request. Executive Director of SEMMCHRA, Buffy Beranek, recommended the board approve the proposed resolution approving the 2026 preliminary levy for SEMMCHRA.

22 Moved by C/Flanders, seconded by C/Betcher, and carried (4-1-0) with C/Majerus dissenting to a approve the following resolution approving the preliminary special benefit tax levy of Southeastern Minnesota Multi-County Housing and Redevelopment Authority Pursuant to Minnesota Statutes, Section 469.033, Subd.6, and approving a budget for fiscal year 2026:

WHEREAS, the Southeastern Minnesota Multi-County Housing and Redevelopment Authority (the "Authority") was created by action of the Boards of Commissioners of Dodge, Goodhue, Wabasha and Goodhue Counties (collectively referred to as the "Counties") pursuant to Minnesota Statutes, Section 469.004; and

WHEREAS, pursuant to such action on the part of the Counties and Minnesota Statutes, Sections 469.001 to 469.047 (the "Act"), the Authority was granted all of the same functions, rights, powers, duties, privileges, immunities and limitations as are provided for housing and redevelopment authorities created for cities under the Act; and

WHEREAS, Section 469.033, subd. 6, of the Act permits the Authority to levy and collect a special benefit tax of up to .0185% of taxable market value upon all taxable property, both real and personal, within the Authority's area of operation; and

WHEREAS, the Authority has requested that the Board of Commissioners of Goodhue County approve the levy of such a preliminary special benefit tax in the amount of \$ _386,940_ to be levied upon all taxable market value of taxable property within the Authority's area of operation contained within Goodhue County; and

WHEREAS, the Board of Commissioners of Goodhue County has considered such request by the Authority and believes that consenting to such a preliminary special benefit tax levy by the Authority is in the best interests of Goodhue County and its residents; and

WHEREAS, the Authority is also required pursuant to Section 469.033, subd. 6, of the Act to, in connection with the levy of such a special benefit tax, formulate and file a budget in accordance with the budget procedures of the Counties in the same manner as required of executive departments of the Counties and the amount of the tax levy for the following year shall be based upon that budget and approved by the Counties; and

WHEREAS, the Authority has presented to the Board of Commissioners of Goodhue County a copy of a proposed budget for its operations for fiscal year 2026.

NOW, THEREFORE, be it resolved by the Board of Commissioners of Goodhue County as follows:

Section 1. That the budget for fiscal year 2026 for the operations of the Authority as presented for consideration by the Board of Commissioners of Goodhue County is hereby in all respects approved.

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Section 2. That the levy of a preliminary special benefit tax pursuant to Minnesota Statutes, Section 469.033, subd. 6, is hereby consented to with respect to taxes payable in calendar year 2026 in the amount of \$ __386,940__ to be levied upon all taxable market value of taxable property within the Authority's area of operation within Goodhue County.

COMMITTEE REPORTS:

C/Betcher	•
C/Greseth	•
C/Anderson	• AMC update.
C/Majerus	•
C/Flanders	• AMC Public Safety Committee update.
Administrator Arneson	•

Review and Approve the County Claims

23 Moved by C/Majerus, seconded by C/Betcher, and carried to approve to pay the County claims in the amount of 01-General Revenue \$156,369.44, 03-Public Works \$333,259.52, 11- Human Service Fund \$19,421.97, 12- GC Family Services Collaborative \$00, 15- County Ditch 1 \$00, 20-National Opioid Settlement Fund \$00, 25- EDA \$00, 34-Capital Equipment \$2,626.24, 35-Debt Services \$00, 61-Waste Management \$10,143.62, 72-Other Agency Funds \$1,605.40, 81-Settlement \$23,779.41, in the total amount of \$547,205.60.

Adjourn

24 Moved by C/Greseth, and C/Majerus, carried to approve to adjourn the September 16, 2025, County Board Meeting.



SCOTT O. ARNESON
COUNTY ADMINISTRATOR

BRAD ANDERSON, CHAIR
BOARD OF COUNTY COMMISSIONERS

MINUTE

- 1. Approved the September 2, 2025, board meeting minutes. (Motion carried 5-0)
- 2. Approved the September 16, 2025, county board agenda. (Motion carried 5-0)
- 3. Approved to open a public hearing. (Motion carried 5-0)
- 4. Approved to close the public hearing. (Motion carried 5-0)
- 5. Approved to deny the request for a map amendment in Pine Island Township. (Motion carried 5-0)
- 6. Approved to open a public hearing. (Motion carried 5-0)
- 7. Approved to close the public hearing. (Motion carried 5-0)

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- 8. Approved to approve the request for a map amendment in Florence Township. (Motion carried 5-0)
- 9. Approved to open a public hearing. (Motion carried 5-0)
- 10. Approved to close the public hearing. (Motion carried 5-0)
- 11. Approved to approve the request for a map amendment in Florence Township. (Motion carried 5-0)
- 12. Approved to open a public hearing. (Motion carried 5-0)
- 13. Approved to close the public hearing. (Motion carried 5-0)
- 14. Approved to approve the request for a map amendment in Cannon Falls Township. (Motion carried 5-0)
- 15. Approved to open a public hearing. (Motion carried 5-0)
- 16. Approved to close the public hearing. (Motion carried 5-0)
- 17. Approved to deny the request for a map amendment in Hay Creek Township. (Motion carried 5-0)
- 18. Approved to open a public hearing. (Motion carried 5-0)
- 19. Approved to close the public hearing. (Motion carried 5-0)
- 20. Approved to approve the request for a access variance in Zumbrota Township. (Motion carried 4-1-0)
- 21. Approved to set the 2026 Preliminary Budget and Levy for Goodhue County. (Motion carried 4-1-0)
- 22. Approved to se the 2026 Preliminary Budget and Levy for SEMMCHRA. (Motion carried 4-1-0)
- 23. Approved the county claims. (Motion carried 5-0)
- 24. Approved to adjourn the September 16, 2025, County Board Meeting. (Motion carried 5-0)