

BOARD OF COMMISSIONERS' PROCEEDINGS, GOODHUE COUNTY, MN
DECEMBER 2, 2025

The Goodhue County Board of Commissioners met on Tuesday, December 2, 2025, at 5:00 p.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.

- ¹ Moved by C/Betcher, seconded by C/Flanders, and carried to approve the November 17, 2025, County Board meeting minutes.
- ² Moved by C/Flanders, seconded by C/Majerus, and carried to approve the December 2, 2025, County Board Agenda.
- ³ Moved by C/Greseth, seconded by C/Betcher, and carried to approve the following items on the consent agenda:

- 1. Approve 2026 HHS Building Lease.
 - 2. Approve the Memorandum of Understanding with Northfield Lines for Emergency Transportation Services.
 - 3. Approve the Radiological Emergency Response Plan for 2025.
 - 4. Approve LELS #92 2026-2028 Collective Bargaining Agreement.

LAND USE MANAGEMENT DIRECTOR’S REPORT

Public Hearing- The request was to consider to rezone land located at 19029 County 10 Blvd, Zumbrota, MN 55992 to allow the parcel to be split and re-zoned to R1 from A3. A public hearing was required.

- ⁴ Moved by C/Betcher, seconded by C/Flanders, and carried to approve to open the public hearing.

C/Anderson asked three times for public comment. There were no comments.

- ⁵ Moved by C/Greseth, seconded by C/Flanders, and carried to approve to close the public hearing.
- ⁶ Moved by C/Flanders, seconded by C/Betcher, and carried to 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 rezone 4.80 acres from A3 (Urban Fringe) to R1 (Residential) finding that the request is compliant with the County’s Comprehensive Plan.

Consider Request for Conditional Use Permit for Wheat Trail Festival in Belle Creek Township. The request was submitted by William Erickson to consider a Conditional Use Permit/Interim Use Permit to allow overnight camping in conjunction with a music festival to occur July 23rd to 25th, 2026, at 16764 342nd St Way Goodhue, MN, 55027. The planning commission recommended approval.

Ms. Smith noted that the board could consider adding language that would directly tie this request directly to the associated Assembly Controls License and applicable conditions, approved by the County Board on November 4, 2025.

C/Anderson pointed out that this would be considered a Interim Use Permit because it had an end date.

- ⁷ Moved by C/Flanders, 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 Interim Use Permit request for overnight camping in conjunction with a music festival on a portion of the 206 acres present at Daniel Ryan’s property, finding that the request is in compliance with the county’s zoning ordinance and County’s comprehensive plan with the condition that the IPU is valid only with the associated Assembly Controls License and applicable conditions, approved by the County Board on November 4, 2025.

Consider Request for Conditional Use Permit for a Home-Based Business in Zumbrota Township. The request was submitted by Josh Betcher for the board to consider a CUP/IUP for a home-based business on property located at 23830 County 42 Blvd, Mazeppa, MN.

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C/Anderson pointed out this would be an Interim Use Permit because it had an end date.

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 Interim Use Permit for the property owner, Josh Betcher, to operate a Tier 3 home-based business with the findings and following conditions:

- 1. The applicant shall be responsible for applying dust control to County 42 Blvd if dust issues arise, at the direction of the County’s Land Use Management Director or Public Works Director.
- 2. The maximum number of non-resident employees shall be 10.
- 3. The property cannot be split to size 5 acres or less.
- 4. Any subdivision of land separating the business buildings and/or operations from the principal dwelling shall result in revocation of the CUP/IUP.
- 5. No more than 7,200 sq. ft. of gross floor area feet of the existing storage shed shall be used for the business.
- 6. Exterior operations and storage of goods, equipment or materials shall be screened from view of public roads, adjacent dwellings and adjoining residential districts.
- 7. The CUP/IUP shall expire upon transfer of property ownership to owners not associated with or affiliated with the applicant(s) unless the following criteria is met: if the home business will continue under the same circumstances presented at the time of approval, an administrative approval may be permitted.
- 8. No more than two home businesses shall be permitted on a single parcel. The total space allowed for two home businesses combined shall not exceed the maximum allowed for a single home business.
- 9. The applicant shall apply for a building permit for the change of use of the building. The original building was permitted as an ag exempt building permit in 2014; it’s stated purpose was for ag equipment storage. The new permit application shall include building plans for how the interior space will be used.

Consider a request submitted by Frontenac State Park for a statutory boundary adjustment. The request was submitted by Frontenac State Park for a statutory boundary adjustment into a 31-acre portion of Florence Township, on property owned by Jeff and Ann Bolin. The purpose of the boundary adjustment is to allow the DNR to negotiate with the property owners on a trail easement through the Bolin property. The County Board denied the request as initially presented in August of 2025. That request carried with it a larger acreage and included the Villa Maria Property, which has since been removed from the request.

9 Moved by C/Betcher, seconded by C/Majerus, and carried to approve the boundary adjustment to allow Frontenac State Park and the private property owners in the statutory boundary area to cooperate on conservation projects and to allow for a future trail connection.

COMMITTEE REPORTS:

C/Betcher	• LEC Meeting Update
C/Greseth	•
C/Anderson	•
C/Majerus	•
C/Flanders	•
Administrator Arneson	•

New and Old Business.

Review and Approve the County Claims

10 Moved by C/Greseth, seconded by C/Flanders, and carried to approve to pay the County claims in the amount of 01-General Revenue \$548,779.54, 03-Public Works \$247,508.16, 11- Human Service Fund \$25,033.73, 12- GC Family Services Collaborative \$00, 15- County Ditch 1 \$00, 20-National Opioid Settlement Fund \$00, 25- EDA \$00, 34-Capital Equipment \$40,419.79, 35-Debt Services \$00, 61-Waste Management \$8,107.45, 72-Other Agency Funds \$169,867.00, 81-Settlement \$4,614.83, in the total amount of \$1,044,330.50.

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Adjourn

- 11
- Moved by C/Flanders, and C/Majerus, carried to approve to adjourn the December 2, 2025, County Board Meeting.



SCOTT O. ARNESON
COUNTY ADMINISTRATOR

BRAD ANDERSON, CHAIR
BOARD OF COUNTY COMMISSIONERS

MINUTE

1.
- Approved the November 17, 2025, board meeting minutes. (Motion carried 5-0)
2.
- Approved the December 2, 2025, county board agenda. (Motion carried 5-0)
3.
- Approved the consent agenda. (Motion carried 5-0)
4.
- Approved to open the public hearing. (Motion carried 5-0)
5.
- Approved to close the public hearing. (Motion carried 5-0)
6.
- Approved the Rezone for Dana and Carol Frederixon, Zumbrota Township. (Motion carried 5-0)
7.
- Approved the IUP for Wheat Trail Festival, Belle Creek Township. (Motion carried 5-0)
8.
- Approved the IUP for Josh Betcher, Home Based Business in Zumbrota Township. (Motion carried 5-0)
9.
- Approved the Statutory Boundary Adjustment for Frontenac State Park. (Motion carried 5-0)
10.
- Approved the county claims. (Motion carried 5-0)
11.
- Approved to adjourn the December 2, 2025, County Board Meeting. (Motion carried 5-0)