

**PLANNING COMMISSION  
GOODHUE COUNTY, MN  
January 10, 2022 MEETING MINUTES  
DRAFT**

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The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Marc Huneke virtually at the Goodhue County Government Center in Red Wing.

**Roll Call**

Commissioners Present virtually via GoToMeeting: Carli Stark, Chris Buck, Richard Miller, Darwin Fox, Tom Gale, Richard Nystuen, and Howard Stenerson (arrived 6:10 p.m.).

Commissioners Absent: Todd Greseth

Staff Present: Land Use Director Lisa Hanni (Virtual), Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Kathy Bauer

**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 Nystuen to approve the previous month's meeting minutes.

**Motion carried 6:0**

**3. Appointment of Chair, Vice-Chair and BOA Representative**

<sup>3</sup>Motion by Commissioner Nystuen; seconded by Commissioner Miller to nominate Carli Stark as Planning Advisory Commission Chair for 2022.

There were no other nominations.

**Motion carried 6:0**

<sup>4</sup>Motion by Commissioner Miller; seconded by Commissioner Nystuen to nominate Chris Buck as Planning Advisory Commission Vice-Chair for 2022.

There were no other nominations.

**Motion carried 6:0**

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5Motion by Commissioner Miller; seconded by Commissioner Huneke to nominate Commissioner Fox as BOA Representative.

There were no other nominations.

**Motion carried 6:0**

#### **4. Conflict/Disclosure of Interest**

There were no reported conflicts/disclosures of interest.

#### **5. Public Hearings**

##### **PUBLIC HEARING: Request for Map Amendment (Rezone)**

Request for map amendment, submitted by Welch Township, to rezone all A-3 (Urban Fringe) parcels within Sections 13, 24, 25, and 36 Township 114 Range 16 and Sections 01, 12, 13, 24, and the Welch Township portions of Section 25 Township 113 Range 16 to A-2 (General Agriculture).

*Pierret presented the staff report and attachments.*

##### **Chair Stark Opened the Public Hearing**

*Pierret received public comments and questions from property owners in the surrounding area of the rezone request. Les Anderson (5010 Mount Carmel Road, Welch, MN) is the owner of parcel 46.024.0700, approximately 234 acres, and is included in the proposed rezone. Staff spoke with Mr. Anderson about uses of his property and he indicated no opposition to the proposed rezone.*

*Adam Bauer (23213 County 19 Blvd., Welch, MN) spoke with staff and is in support of the rezone proposal. It was noted that Mr. Bauer's property would be eligible to be split if the rezone were approved. He is owner of several parcels under the 35-acre minimum lot size within these sections and the owner only feedlot in the proposed rezone area.*

*Pete and Sue Vaillant (13493 Marigold Street NW, Andover, MN 55304) questioned what the ramifications are if land in Section 24 is split into several 2-acre parcels sold as building sites. They questioned what would happen to their property which is currently an eligible dwelling site if 7 new dwellings are constructed in Section 24.*

*Pierret answered 2 acres is the minimum parcel size, and there is a limit of one dwelling per ¼ ¼ section. The county ordinance does not allow more than one house per ¼ ¼ section. Section 24 has one property owner who owns 234 acres with 5 or 6 eligible building sites if the section is rezoned. Pierret indicated she had spoken with that property owner who did not*

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*indicate a desire to establish several dwellings on his property. She also noted that if Section 24 reached 12 dwellings before the Vaillants applied for a building permit the section would be considered full and there would be no additional building sites.*

*Hanni added if someone would want to do a development with 3-4 houses together, they would have two options; to change their zone to R-1 or change their zone to a conservation subdivision. Once the zoning is changed, then those dwellings are taken out of the count for the A-2 section density. She added it is not typical to reserve any right to build, more of a first come first serve situation, unless in the case of an abandoned home site.*

*Sheryl Williams (17069 County 31 Blvd., Welch, MN) stated she owns approximately 30 acres in Section 12, and about 21-22 years ago, they received a variance to have a homestead put on the less than 35-acre property. She asked if she could split the parcel in two so each of her two adult children could have a dwelling site.*

*Pierret answered that Section 12 is full for dwelling development. If it were rezoned by the County Board, there are currently 13 dwellings in Section 12 where 12 would be allowed. Currently, Ms. Williams' property is under the 35-acre minimum therefore a split of the property would not be allowed today. An accessory dwelling unit (ADU) could be added but would need to be within 100-feet of the existing house unless the R-1 suburban residence district was pursued.*

*Hanni added if the zone was changed to A-2, the property could be split, but it would not have a building site.*

*Brett Nelson (17020 Circle Drive, Welch MN) questioned why these sections got chosen for rezoning and what are the intentions for these areas.*

*Pierret answered the parcels proposed for rezoning are the only A-3 Sections in Welch Township. These sections were chosen due to their distance from the urbanized areas of Red Wing. Welch Township already has these sections zoned A-2 and rezoning the sections at the County level would bring the Township and County regulations into closer uniformity.*

**After Chair Stark called three times for comments it was moved by Commissioner Huneke and seconded by Commissioner Fox to close the Public Hearing.**

**Motion carried 7:0**

*Commissioner Fox said the request came after years of discussion with staff and Welch Township, for moving the proposed rezoning along. Stated with the approval of this rezone, it would make things easier for residents to know what is allowed on their property, and would*

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*eliminate confusion between the townships, Planning Commission, County Board and zoning staff when a request comes through. Commissioner Fox is in support of this rezone request.*

**It was moved by Commissioner Nystuen and seconded by Commissioner Huneke for the Planning Advisory Commission to:**

- adopt the staff report into the record;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the request from Welch Township, to rezone all A-3 (Urban Fringe) parcels within Sections 13, 24, 25, and 36 Township 114 Range 16 and Sections 01, 12, 13, 24, and the Welch Township portions of Section 25 Township 113 Range 16 to A-2 (General Agriculture) excepting parcel 46.001.1000 which is currently zoned R-1 Suburban Residence District.

**Motion carried 7:0**

**Other Discussion**

*Commissioner Miller asked why the A-2 Districts do not allow 16 building sites since there are 16 ¼ ¼ s per section.*

*Hanni answered staff discussed this with the Townships some years ago asking whether the Townships wanted a County-wide change for the number of dwellings in each of the different districts. It was answered with an overwhelming “no” by the Townships, largely because of concern for compatibility between dwellings and agricultural uses. Hanni stated this can be sent out to all townships and addressed again if the Planning Advisory Commission chooses to.*

*Commissioner Miller said the A-3 District allows 18 dwellings per section and if the removal of the A-3 districts is wanted expansion of permitted development in the A-2 districts may be a good compromise.*

*Hanni answered this is why the conservation subdivision was created; as a tool if some of the townships wanted to do something different.*

*Commissioner Miller stated a request is in for section 34 of Pine Island Township to rezone it from A-1 to A-2. He questioned if it would be a good idea to request all of the A-3 districts in Pine Island Township to be rezoned to A-2.*

*Hanni said staff went through all of the Welch A-3 parcels to see if there were conditional use permits, feedlots, etc., that would conflict if the zoning changed. There is a lot of research required in such a change and will take some time.*

*Hanni stated the construction of the Goodhue County courtroom is still under construction and is set to be completed March–April 2022, and would provide more space to hopefully do the meetings in-person again.*

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*Commissioner Stenerson commented in appreciation of Darwin Fox and Welch Township for opening this up for discussion and getting the county and townships to work together with this rezone request.*

**8ADJOURN: Motion by Commissioner Huneke and seconded by Commissioner Nystuen to adjourn the Planning Commission Meeting at 6:47 p.m.**

**Motion carried 7:0**

Respectfully Submitted,

Kathy Bauer, Zoning Administrative Assistant

**MOTIONS**

<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>APPROVE nomination of Carli Stark as PAC Chair for 2022

Motion carried 6:0

<sup>4</sup>APPROVE nomination of Chris Buck as PAC Vice-Chair for 2022

Motion carried 6:0

<sup>5</sup>APPROVE nomination of Commissioner Darwin Fox as BOA Representative for 2022

Motion carried 6:0

<sup>6</sup>Motion to close the Public Hearing

Motion carried 7:0

<sup>7</sup>APPROVE the Request for Map Amendment (Rezoning)

Motion carried 7:0

<sup>8</sup>ADJOURN. Motion to adjourn the meeting

Motion carried 7:0

UNOFFICIAL UNTIL APPROVED BY THE PAC