

**PLANNING COMMISSION
GOODHUE COUNTY, MN
April 18, 2022 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Carli Stark.

Roll Call

Commissioners Present: Tom Gale, Richard Miller, Darwin Fox, Chris Buck, Howard Stenerson, Todd Greseth, Carli Stark, Richard Nystuen, and Marc Huneke.

Commissioners Absent: None

Staff Present: Land Use Director Lisa Hanni, Zoning Administrator Samantha Pierret, and Zoning Assistant Alexandra Koberoski

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Fox to approve the meeting agenda.

Motion carried 9:0.

2. Approval of Minutes

²Motion by Commissioner Nystuen; seconded by Commissioner Huneke to approve the previous month's meeting minutes.

Motion carried 9:0.

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. TABLED: Conservation Subdivision Plat (Hinrichs)

Request submitted by Laurie Hinrichs (owner) for Preliminary and Final Plat approval of the proposed "Hinrichs Subdivision" to rezone 40.0 acres and create a one lot Conservation Subdivision District on the property currently zoned A-1 (Agricultural Protection District). Parcel 39.008.2601. TBD 195th AVE Zumbrota, MN 55992. Part of the E 1/2 of the SW 1/4 of Section 08 TWP 109 Range 15 in Pine Island Township.

³It was moved by Commissioner Fox and seconded by Commissioner Miller for the Planning Advisory Commission to take the Hinrichs Conservation Subdivision Plat request off the table.

Motion carried 9:0

Pierret presented the updated staff report and attachments.

Commissioner Stenerson requested clarification on the number of acres that would be included within the Conservation Easement.

Hanni responded that 20 of the 40 acres would be protected via the Conservation Easement.

Commissioner Stenerson asked if more houses could be added to the property after the Conservation Subdivision plat was approved.

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Hanni replied that the only buildable lot would be the one proposed on the plat, and no other building sites are being proposed.

Commissioner Fox asked for Pine Island Township's involvement with the proposal.

Pierret replied that Pine Island Township will need to sign the plat prior to recording, and also sign off on the building permit for any new structures to be established on the property.

Commissioner Miller asked if the Conservation Subdivision Ordinance could be modified to require a minimum number of dwellings.

Hanni noted that this option was considered during ordinance development, however it was rejected due to the difficulty in enforcing a minimum number of lots on properties with restrictive topographical features and the possibility of resistance from surrounding property owners. She went on to explain the Conservation Subdivision was initially adopted with the intent of being less regulatory and restrictive.

Commissioner Stenerson asked if there was a 500-foot buffer between Lot 1 and the Perry's hunting property to ensure the Perry's can hunt on their land.

Pierret confirmed the proposed dwelling on Lot 1 can meet the 500-foot setback.

Commissioner Stenerson asked if the land contained within the Conservation Easement could be sold.

Hanni said this was possible, which is why the Conservation Easement is required to be managed by a third party.

Commissioner Stenerson expressed his concerns of the possible ramifications of establishing Conservation Subdivisions around Goodhue County.

Hanni explained the difficulties in pursuing the Conservation Subdivision, including the cost and time necessary to apply.

Commissioner Greseth asked if the Township can refuse the establishment of a Conservation Subdivision within their jurisdiction.

Hanni replied that the Conservation Subdivision is a tool for Townships to use, and they aren't required to use it.

Pierret noted that Townships can specify in their zoning ordinance which sections Conservation Subdivisions are permitted.

Commissioner Stenerson asked how the Conservation Easement would be affected if the property was annexed by a city.

Hanni responded the city would then be responsible for recognizing the Conservation Easement.

Commissioner Stenerson expressed his concerns that allowing more development via the Conservation Subdivision may negatively affect the area.

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Hanni explained that the Conservation Subdivision requires half of the parcel acreage to be contained within a Conservation Easement and that is the trade-off for the building site(s). She also noted that most property owners who have been vocal regarding increasing dwelling density in Goodhue County are primarily concerned with estate planning.

4It was moved by Commissioner Nystuen and seconded by Commissioner Fox 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 the County Board of Commissioners **APPROVE** the request submitted by Laurie Hinrichs (Owner), for Preliminary and Final Plat approval of the proposed "Hinrichs Subdivision" to rezone 40.0 acres and create a one lot Conservation Subdivision District on property currently zoned A1 (Agricultural Protection District).

Subject to the following condition:

1. The change of zone shall not occur until the Conservation Easement and Plat have been recorded with the Goodhue County Recorder's Office.

Motion carried 9:0

DISCUSSION: Business and Industrial District Ordinance Amendments

Planning Advisory Commission discussion on proposed ordinance amendments to the Business and Industrial Zoning Districts.

Pierret presented the staff report and attachments.

Commissioner Stenerson requested a more in-depth look at businesses that may result in negative environmental effects due to chemical run-off.

Pierret stated an ordinance subcommittee may be a good idea to allow a more rigorous review of the ordinance amendments.

Discussion continued regarding establishment of a subcommittee.

5It was moved by Commissioner Stenerson and seconded by Commissioner Fox to create an ordinance subcommittee.

Motion carried 9:0

Discussion: Other

Commissioner Stenerson stated he would like for staff to bring planning development updates from around the state to educate the Board about land-use issues, especially situations involving how agricultural land is being used and managed.

Staff stated they would work on presentation for future meetings.

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⁶ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Fox to adjourn the Planning Commission Meeting at 7:15 PM.

Motion carried 9:0

Respectfully Submitted,

Alexandra Koberoski, Zoning Assistant

¹ APPROVE the PAC meeting agenda

Motion carried 9:0

² APPROVE the previous month's meeting minutes

Motion carried 9:0

³ Remove the Hinrichs Conservation Subdivision Plat item from the table

Motion carried 9:0

⁴ APPROVE the Conservation Subdivision Plat request from Laurie Hinrichs.

Motion carried 9:0

⁵ Motion to establish a zoning ordinance subcommittee

Motion carried 9:0

⁶ ADJOURN. Motion to adjourn the meeting.

Motion carried 9:0

UNOFFICIAL UNTIL APPROVED BY THE PAC