

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
December 12, 2022 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 5:30 PM by Chair Carli Stark at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Carli Stark, Tom Gale, Richard Miller, Darwin Fox, Chris Buck, Marc Huneke (arrived at 5:34) and Todd Greseth.

Commissioners Absent: Howard Stenerson, Richard Nystuen

Staff Present: Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Patty Field.

1. Approval of Agenda

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

Motion carried 6:0

2. Approval of Minutes

²Motion by Commissioner Greseth; seconded by Commissioner Buck 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 Hearings

PUBLIC HEARING: "Kvalvog Addition" Preliminary and Final Plat Review

Request submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Raymond Kvalvog (Owner) for Preliminary and Final Plat review of the proposed Kvalvog Addition Plat comprising approximately 137.92-acres. Parcels 47.006.0600. 180th AVE Zumbrota, MN 55992. Part of the SW ¼ of Section 06 TWP 110 Range 15 in Zumbrota Township. A-1 Zoned District.

Pierret presented the staff report and attachments.

Commissioner Greseth confirmed there are no additional building sites being created.

Pierret answered that is correct.

Chair Stark Opened the Public Hearing

Jerry Zemke (18222 400th Street, Goodhue, MN) asked if these types of requests happen regularly (splitting up tillable acreage from recreational/wooded acreage)? His concern is that there will be more houses built.

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Pierret stated that these requests to split agricultural land from non-agricultural land happen quite often but they are usually addressed administratively. In this instance, the Applicant is creating four parcels from a single parcel therefore it must be formally platted which includes a public hearing. It has become more common for property owners to split their homestead from agricultural land for financial reasons.

3After Chair Stark called three times for additional comments it was moved by Commissioner Miller and seconded by Commissioner Fox to close the Public Hearing.

Motion carried 7:0

Commissioner Gale questioned whether the wooded land could be used as a conservation subdivision in the future

Pierret confirmed the future owner of the 46 acre wooded land could request a conservation subdivision there however Zumbrota Township has told staff that they are not in favor of approving conservation subdivision requests.

4It was moved by Commissioner Miller 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 submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Raymond Kvalvog (owner) for Preliminary and Final Plat of the proposed “Kvalvog Addition” Plat comprising approximately 137.92-acres.

Motion carried 7:0

PUBLIC HEARING: “Gesme Third Addition” Preliminary and Final Plat Review

Request submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Michael Conzemius (Owners) for Preliminary and Final Plat review of the proposed Gesme Third Addition Plat comprising approximately 66.65 acres. Parcels 28.126.0010, 28.006.0300, and 28.005.1100. HWY 20 BLVD Cannon Falls, MN 55009. Lot 1 Block 1 of the Gesme Second Addition and Part of the NW ¼ of the NW ¼ of Section 05 and Part of the NE ¼ of the NE ¼ of Section 06 TWP 112 Range 17 in Cannon Falls Township. A-3 Zoned District.

Pierret presented the staff report and attachments.

Chair Stark Opened the Public Hearing

No one spoke for or against the request.

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5After Chair Stark 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 there are certain parcel size constraints in an A-3 zone and this area has come before the Planning Commission a few times already for platting.

6It was moved by Commissioner Fox 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 the County Board of Commissioners **APPROVE** the request submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Michael Conzemius (owner) for Preliminary and Final Plat of the proposed “Gesme Third Addition” Plat comprising approximately 66.65 acres.

Motion carried 7:0

Other Discussion:

The next Planning Advisory Commission Meeting will be held on January 9th at 6:00pm. We have one agenda item at this time.

7ADJOURN: Motion by Commissioner Fox and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 5:44 p.m.

Motion carried 7:0

Respectfully Submitted,

Patty Field, Zoning Administrative Assistant

MOTIONS

¹APPROVE the PAC meeting agenda

Motion carried 6:0

²APPROVE the previous month’s meeting minutes

Motion carried 6:0

³Motion to close the Public Hearing

Motion carried 7:0

⁴APPROVE preliminary and final plat

Motion carried 7:0

⁵Motion to close the Public Hearing

Motion carried 7:0

⁶APPROVE preliminary and final plat

Motion carried 7:0

⁷ADJOURN

Motion carried 7:0