

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
January 9, 2023 MEETING MINUTES
DRAFT

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Vice-Chair Chris Buck at the Goodhue County Government Center in Red Wing.

Roll Call

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

Commissioners Absent: Carli Stark

Staff Present: Land Use Director Lisa Hanni, 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 Huneke to approve the meeting agenda.

Motion carried 8:0

2. Approval of Minutes

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

Motion carried 8:0

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

³Motion by Commissioner Stenerson; seconded by Commissioner Huneke to nominate Chris Buck as Planning Advisory Commission Chair for 2023.

There were no other nominations.

Motion Carried 8:0

⁴Motion by Commissioner Greseth; seconded by Commissioner Miller to nominate Richard Nystuen as Planning Advisory Commission Vice-Chair for 2023.

There were no other nominations.

Motion Carried 8:0

⁵Motion by Commissioner Huneke; seconded by Commissioner Miller to nominate Darwin Fox as BOA Representative for 2023.

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Commissioner Stenerson noted that in the past those who have not served on the BOA have been given the opportunity to do so if they wish.

There were no other nominations.

Motion Carried 8:0

Commissioner Greseth stated that he will have to leave the meeting at 6:30 due to another commitment.

4. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

5. Public Hearings

PUBLIC HEARING: “Braland Addition” Preliminary and Final Plat Review

Request submitted by Braland Family LTD Partnership (Owners) for Preliminary and Final Plat review of the proposed Braland Addition Plat comprising approximately 63.42-acres. Parcels 36.016.0900. 2351 490th Street Kenyon, MN 55946. Part of the E 1/2 of the SW 1/4 of Section 16 TWP 109 Range 18 in Kenyon Township. A-1 Zoned District.

Pierret presented the staff report and attachments.

Chair Buck Opened the Public Hearing

No one spoke for or against the request

After Chair Buck called three times for additional comments it was moved by Commissioner Greseth and seconded by Commissioner Huneke to close the Public Hearing.

Motion carried 8:0

Commissioner Stenerson stated he has a concern regarding the use of an easement for access. He noted that easements can occasionally go over inaccessible portions of the property and that the proposed easement was not provided in the packet.

Kent Braland (Owner) stated the easement will run down proposed Lot 1 to 490th Street.

Commissioner Stenerson asked how Outlot A gets off of the property?

Mr. Braland stated that the easement for Outlots A and C will be down an existing driveway.

Commissioner Stenerson clarified that the easement will run up the property line of Outlot B.

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Mr. Braland stated yes.

Commissioner Stenerson asked if there are any obstacles there that would prevent somebody from putting in a driveway.

Mr. Braland stated no.

It was moved by Commissioner Stenerson 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 Braland Family LTD Partnership for Preliminary and Final Plat of the proposed “Braland Addition” Plat comprising approximately 63.42 acres.

Motion carried 8:0

PUBLIC HEARING: Request for IUP for an Event Center and Resort Facility (Villa Maria Ventures, LLC (John Rupp, Chief Manager))

Request for an Interim Use Permit (IUP) to establish an Event Center and Resort Facility. The proposal includes remodeling existing structures and constructing additions to provide spaces for lodging, cottages, on-site restaurant, and event spaces. 29847 County 2 BLVD Frontenac, MN 55026. Parcels 32.160.0040 and 32.012.0400. Blocks C, D, and E of Garrards South Extension plat and part of the SE ¼ of the SW ¼ of Section 12 TWP 112 Range 13 in Florence Township. CR (Commercial Recreational District).

Pierret presented the staff report and attachments.

John Rupp (Applicant) explained that there were several project delays due to COVID.

Commissioner Stenerson asked if there was anything different this time than in the previous plan from 2018.

Pierret stated that the scope is smaller. They are only proposing uses in existing buildings rather than building new structures.

Commissioner Stenerson asked why this request is being brought as an IUP instead of waiting until June so it can be submitted as a CUP.

Mr. Rupp stated he needs the permit to start any construction work.

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Hanni stated that they were considering the Interim Use Permit so that Mr. Rupp has time to get additional information together. The IUP also limits what he is allowed to do during the 6 months.

Commissioner Stenerson clarified that if Mr. Rupp doesn't have a permit he cannot obtain financing.

Mr. Rupp stated that he has the financing, but he needs to meet the attached conditions to obtain permits.

Chair Buck Opened the Public Hearing

No one spoke for or against the request.

8After Chair Buck called three times for comments it was moved by Commissioner Miller and seconded by Commissioner Greseth to close the Public Hearing.

Motion carried 8:0

Hanni said that there are concerns about some of the advertising on Facebook and the Villa website, stating that the hotel is opening in April. There is also a Facebook post saying that the bar will stay open until 1:00 AM. However, the IUP states all events must end at midnight.

Mr. Rupp stated that the posts online are not posted by him. The information he conveys to customers is consistent with the agreements with the County rules. He said they are advertising for and booking events but they understand that they can't hold any. He also said that there is no interest in activities on the property until June.

Commissioner Stenerson said that this is an interim use/trial situation. Advertising one way or the other is between Mr. Rupp and the person inquiring. If the County finds out he is scheduling events and having people using buildings that aren't done or are unsafe the permit may be revoked and he may not get CUP approval. As long as everyone understands these are the rules that must be followed until June.

Commissioner Fox stated the application notes that a zoning change from A-2 to Commercial Recreation will be requested, is that coming in the next phase?

Pierret indicated that the property was rezoned in 2018.

9It was moved by Commissioner Stenerson and seconded by Commissioner Huneke for the Planning Advisory Commission to:

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

Recommend that the County Board of Commissioners **APPROVE** the request from Villa Maria Ventures, LLC (John Rupp, Chief Manager) for an Interim Use Permit (IUP) to establish an Event Center and Resort Facility including remodeling existing structures and constructing

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various building additions to provide spaces for lodging, cottages, on-site restaurant, and event spaces. Subject to the following conditions:

1. Activities shall be conducted outdoors or within buildings that have not been structurally altered (after inspection by the Building Official) according to submitted plans, specifications, and narrative unless modified by a condition of this IUP until a Certificate of Occupancy is issued for Marian Hall. Any future uses or structures not specified within this IUP application shall require an amended IUP application and another public hearing should be held by the Goodhue County Planning Advisory Commission;
2. All event activities shall end no later than midnight;
3. On-street parking and loading/off-loading shall be prohibited;
4. Events exceeding 500 people shall obtain required permits per the Goodhue County Assembly Controls Ordinance;
5. Applicant shall provide construction documents compliant with the Minnesota Building Code Chapter 1300.0130 for review by June 23, 2023, to prevent expiration of this IUP;
6. Applicant shall obtain Building Permit approvals for proposed remodeling and additions from the Goodhue County Building Permits Department prior to beginning construction;
7. Applicant must provide a copy of a contract with a licensed septic service provider for any necessary septic system improvements, an operation/maintenance plan, and preparation of a wastewater plan for the entire facility. These documents shall be provided to the County Sanitarian and Zoning Administrator by June 23, 2023, to prevent expiration of this IUP;
8. Compliance with Goodhue County Zoning Ordinance including Article 30 CR, Commercial Recreational District;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations including food, beverage, and lodging licenses from the Minnesota Department of Health. Verification of these licenses shall be submitted to the Zoning Administrator prior to hosting any events;
10. Applicant shall submit a Land Alteration Permit and associated grading/excavation plans for all projects disturbing 10,000 square feet or more of ground area. No grading or excavation shall take place without first obtaining a Land Alteration Permit from the Zoning Administrator and any associated permits from the Goodhue Soil and Water Conservation District and Minnesota DNR. Projects disturbing one acre or more of area shall obtain an NPDES permit from the MPCA. A copy of any NPDES permits shall be submitted to the Zoning Administrator prior to beginning work; and
11. This IUP shall expire 6 months from the date of approval by the Goodhue County Board if requested septic and building construction documents (conditions 5 and 7) are not received by County staff by June 23, 2023.

Motion carried 8:0

Other Discussion

There was no additional discussion.

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¹⁰ADJOURN: Motion by Commissioner Huneke and seconded by Commissioner Fox to adjourn the Planning Commission Meeting at 6:30 p.m.

Motion carried 8:0

Respectfully Submitted,
Patty Field, Zoning Administrative Assistant

MOTIONS

¹ APPROVE the PAC meeting agenda

Motion carried 8:0

² APPROVE the previous month's meeting minutes

Motion carried 8:0

³ APPROVE nomination of Chris Buck as PAC Chair for 2023

Motion carried 8:0

⁴ APPROVE nomination of Richard Nystuen as PAC Vice-Chair for 2023

Motion carried 8:0

⁵ APPROVE nomination of Darwin Fox as BOA Representative for 2023

Motion carried 8:0

⁶ Motion to close the Public Hearing

Motion carried 8:0

⁷ APPROVE the request for the preliminary and final plat of proposed Braland Addition Plat

Motion carried 8:0

⁸ Motion to close the Public Hearing

Motion carried 8:0

⁹ APPROVE the request for an Interim Use Permit

Motion carried 8:0

¹⁰ ADJOURN. Motion to adjourn the meeting

Motion carried 8:0

UNOFFICIAL UNTIL APPROVED BY THE PAC