

PLANNING ADVISORY COMMISSION  
GOODHUE COUNTY, MN  
March 20, 2023 MEETING MINUTES  
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The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Chris Buck at the Goodhue County Government Center in Red Wing.

**Roll Call**

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

Commissioners Absent: Howard Stenerson, Richard Nystuen, and 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**

<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 Greseth; seconded by Commissioner Huneke to approve the previous month's meeting minutes.

**Motion carried 6:0**

**3. Conflict/Disclosure of Interest**

*Commissioner Gale will not be participating in this Public Hearing due to a conflict of interest.*

**4. Public Hearings**

**PUBLIC HEARINGS: Hay Creek Campground (Gareth Brickzin, Owner)**

31655 HWY 58 BLVD Red Wing, MN 55066. Parcels 34.019.4000, 34.019.0900, 34.019.0901, and 31.024.0201. Part of the W 1/2 of Section 19 TWP 112 Range 14 in Hay Creek Township and Part of the SE 1/4 of the NE 1/4 of Section 24 TWP 112 Range 15 in Featherstone Township. B and A-2 Zoned Districts.

**1. Map Amendment (Rezone)**

Request for map amendment to rezone parcel 34.019.4000 from B (Business District) to CR (Commercial Recreational District) and to rezone parcels 34.019.0900, 34.019.0901, and 31.024.0201 from A-2 (General Agriculture District) to CR.

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**2. CUP for a Campground Expansion**

Request for a Conditional Use Permit (CUP) to permit an existing campground to expand by 60 sites and add 6 cabins and additional campground facilities including bathhouses.

*Pierret presented the staff report and attachments for the Map Amendment and CUP request.*

*Commissioner Fox requested the public hearing be opened before the Board discussion due to the large number of people in attendance.*

**Chair Buck Opened the Public Hearing**

*Pierret read an email dated March 14<sup>th</sup> from Jenny Shaw, 31651 Hwy 58, Red Wing, strongly opposing the expansion and rezoning due to increased nuisances and detrimental environmental effects that could be caused by the expansion.*

*Brandy Anderson, 31473 Hwy 58, Red Wing, stated that her parents live nearby. She said that the expansion will decrease the home values and create more noise. She feels the email from Ms. Shaw reflects the concerns of all who live there.*

*Brad Kolberg, 31524 Hwy 58, Red Wing, and Treasurer for Hay Creek Township said his house is across from the prime agricultural land that would be used for the campground expansion. He is upset that the owner didn't approach the neighbors that will be affected to discuss the plans before going to the County. He added that it is beautiful to sit outside at night and not hear noise but that will not be the case after the campground expands. He is not happy that they plan to expand onto prime agricultural land that has been farmed for the last 100 years.*

*Deb Busby, 31696 Hwy 58 Red Wing, asked where the 24-hour security was because they are not taking care of the problems. There are drugs and other illegal activities including a stabbing incident at the campground. She said it was very upsetting when she saw a Sheriff with their gun and lights looking for someone who committed an illegal act. There is noise and music with bands until midnight or 1:00 AM even though there is an 11:00 PM quiet time. If she has a campfire in her yard, it gets so loud because of the campground that she and her friends have to sit right next to each other to have a conversation.*

*Athena Reed, 410 4<sup>th</sup> Ave, Goodhue, works at the campground. She feels the Brickzins are the best thing to happen to Hay Creek Campground. Hearing the email opposing this request upset her. She noted that the Brickzins care about the valley and the campground's effect on neighbors. She feels safe as an employee leaving by herself and participating in activities like horseshoes at the campground. She added that staff cannot control everybody that comes and their actions. The Brickzins are there almost every day in the summer. They took something good and made it better and people come back and they are turning customers away because they reach capacity almost every weekend. The owners treat everyone with respect and she has never had anyone complain to her.*

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Tracy Reese, 31583 Hwy 58 Red Wing, is concerned about the extra traffic and feels that Highway 58 cannot handle that additional volume. Campers turn around in her driveway and she had to put up signs to get them to stay out. She questioned how the expansion may affect the other private driveway down the road. She is also concerned about parking along Hay Creek Trail which creates congestion because people park on both sides of the road.

Roger Sievers, 2355 Brooks Ave, Red Wing, requested the Commission approve the zoning change and campground expansion. He says Hay Creek Campground is a gem. He has been going to the campground for about five years and has seen significant improvements. He runs a marketing agency and said this is good for the County economically and feels the County should work with the property owners to achieve their proposal. He indicated that many of the people who live next to the campground moved in while there was a campground there and doesn't think that fact should be overlooked.

Brandy Anderson added that she moved there in 1979. She is not saying that the campground isn't a great place but the problem is that it is so close to everybody's property, in their backyards, and all around their houses. The property values will drop, the noise will go up, the dirt, the garbage, everything is going to be everywhere. She feels people would think differently if they lived in that area, instead of coming there just to go camping.

Deb Busby added that fireworks start a month or more before July 4<sup>th</sup> and continue a long time after. The fireworks wake her up and cause her anxiety and she has to wear silencers to go back to sleep.

Brad Kolberg said the statement that "everyone moved in after the campground was established" is not correct. He has lived there since 1960. He added that the campground did not start until the late 1970s.

Paulette Gadiant, 19616 340<sup>th</sup>, Goodhue, has lived in Hay Creek for 38 years. She said that the fireworks are everywhere. She can hear them at her farm and you can only control so much. You cannot blame the campground for all of the fireworks, it is also coming from surrounding properties.

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

**Motion carried 5:0**

Chair Buck asked the Applicant how much agricultural land is being used for the expansion.

Mr. Brickzin indicated just one field off Highway 58 or about 7 acres. He knows it is under 10 acres that will be impacted.

Commissioner Huneke asked if it would be possible to restrict parking on one side or the other of Hay Creek Trail by the saloon to alleviate the issue of vehicles not being able to pass there.

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*Mr. Brickzin said if he could get No Parking signs approved he would be happy to put them up.*

*Commissioner Miller asked if this was a Township road.*

*Pierret stated yes.*

*Commissioner Miller said the Township would have to agree to the No Parking signs. He asked how many campsites are there presently.*

*Mr. Brickzin stated there are currently 180 sites.*

*Commissioner Miller asked if any of the sites are permanent. He sees trailers sitting there all winter.*

*Mr. Brickzin stated the trailers fluctuate throughout the year. They are not operating a mobile home park, it is people passing through that need a place to stay. They get a lot of nuclear plant workers that come in for a short amount of time and some from Knobelsdorff that pass through. People working at Prairie Island on the outage team or people doing storm work may stay during winter months. Some stay a couple of months, some stay for a few days.*

*Commissioner Miller asked if these workers own the trailers that are there.*

*Mr. Brickzin stated yes.*

*Commissioner Fox asked how many of the sites are seasonal.*

*Mr. Brickzin said there are about 110 seasonal sites now.*

*Commissioner Fox confirmed that a lot of people leave their campers there over winter but are not staying there.*

*Mr. Brickzin agreed. They have one row of campers you may see traffic in and out of over the winter. There are heat probes in the water well so they can use water all year.*

*Commissioner Fox said that he wanted to get Mr. Brickzin's thoughts on security for special events such as concerts. With the expansion, it may be worthwhile to look into hiring security to be on-site for the duration of these events.*

*Mr. Brickzin said he has thought about that. He does try to keep a few people down there to keep an eye on everything but with the increased amount of campsites, that would be something to consider.*

*Commissioner Fox said he has stayed at campgrounds that have events and they will hire extra security during these events.*

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*Mr. Brickzin said he would not be opposed to doing that.*

*Commissioner Huneke asked how many events were planned for the summer.*

*Mr. Brickzin said there are about 6 planned events such as concerts plus small patio music on a couple of Friday nights. The normal cut-off time for the bands is either 10 or 11 at night.*

*Hanni stated there was a question about the Sheriff and the calls for service. She believes the Sheriff does drive through regularly, as they would anywhere else.*

*Pierret said she contacted the Sheriff's office and they compiled the number of calls for service at the campground from 2018 – 2022, to get an idea of the numbers before Mr. Brickzin purchased it and after. There was an increase in calls but some calls were for medical events and welfare checks, which are not controllable. There were a couple of fireworks complaints and some suspicious activity complaints.*

*Mr. Brickzin indicated they are not afraid to reach out to the Sheriff for help. They have had some suspicious activity with theft. Some catalytic converters were cut and a few campers were broken into. There have been multiple times they have reached out to the Sheriff asking them to do a drive-through. Mr. Brickzin wants the area to be safe. They don't want someone's items to get stolen or a camper to be broken into. Also, they offer parking for anyone visiting the state forest to park there so their vehicle is safe.*

*Hanni said they are looking for two motions. Sam can explain the Commercial Recreational District and why it is important to change all of the campground's parcels.*

*Pierret said that most of the campground is in the B, Business District. Campgrounds are not allowed in a Business District so if something were to happen to any of the campground operations on that Business District parcel, those uses could not be re-established because it is a non-conforming use. Other campgrounds in Goodhue County are currently zoned Commercial Recreational. The other Brickzin properties are zoned Agricultural and a Conditional Use Permit could be applied for to establish a campground in an Agriculture district, but staff believes it is important to have all of the campground properties zoned the same to keep everything cohesive. It also makes it easier for staff to enforce the ordinances.*

*Mr. Brickzin asked if he could address the comments/questions heard during the public hearing. He said the email that was read was very disheartening to him and he takes it personally. He apologized for not reaching out to the neighbors. He has a limited amount of time during the day and the County permit process is brand new for him. The comments about how he does not care about Hay Creek hurt. He and his wife are there 7 days a week and they have a camper down there. They are there more than at their residence in Welch. He is there all hours of the day and has invested a lot of money in the saloon building. Without the campground, he would not have been able to preserve that building. The saloon building is "Hay Creek", it has been there since 1874. For the neighbors to say that he doesn't care, that he is all about the dollar is not true. He has not even taken a paycheck. Everything that they make they have been investing into the campground. This is a five-year expansion plan, not*

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*something that would happen overnight. There is a lot of planning left to do, working with the state and he wants to be a good neighbor. He wants to put a nice fence up and some trees as screening. There is a gravel road (Hay Creek Trail) that kicks up a lot of dust and golf carts do kick up a little dust, but not like on the gravel road. He indicated that a lot of the neighbors, some who are here tonight and some who are not, use the campground. Their kids play at the playground every day, their dogs run through, and they come to the live music. Some of the neighbor's kids work at the saloon or the pool. They try to be good neighbors.*

**4It was moved by Commissioner Miller 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 map amendment request from Gareth Brickzin, Owner to rezone parcels 34.019.4000, 34.019.0900, 34.019.0901, and 31.024.0201 from B (Business District) and A-2 (General Agriculture District) to CR (Commercial Recreational District).

**Motion carried 5:0**

*Hanni said she believes the report stated approximately 60 new campsites.*

*Pierret stated it should be "a maximum of" or "no more than". Sixty is the maximum number of new campsites proposed.*

*Commissioner Miller clarified that the maximum number of new cabins is still 6.*

*Pierret stated yes, a maximum of 6 cabins.*

*Hanni said that would be the one change for the motion.*

*Commissioner Fox said he has one item he would like to see added as a condition because of the magnitude and size of the operation. He would like to add that security be provided on-site for special events such as concerts. It is as much for the owner's protection as anything else. It is also a safety factor for the neighbors to know someone is watching.*

**5It was moved by Commissioner Miller and seconded by Commissioner Huneke 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;
- Recommend that the County Board of Commissioners **APPROVE** Request for a Conditional Use Permit (CUP) to permit an existing campground to expand by no more than 60 sites, add no more than 6 cabins, and construct additional campground facilities including bathhouses. This permit shall revoke and replace CUP 1984-12 and the 2007 CUP. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;

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2. Hours of operation for the saloon shall be year-round, 7-days per week from 9:00 AM to midnight;
  3. On-street parking and loading/off-loading shall be prohibited on Highway 58;
  4. Applicant shall obtain Building Permit approvals for proposed structures from the Goodhue County Building Permits Department prior to beginning construction;
  5. Applicant shall obtain all appropriate well and septic system permits from the Goodhue County Environmental Health Department and/or Minnesota Pollution Control Agency prior to opening new campsites or cabins to the public;
  6. A contract with a licensed professional for septic inspection, upgrades, and preparation of an operating plan shall be submitted to Environmental Health staff prior to County Board consideration of this request;
  7. New campsites shall not open for public use until septic compliance is achieved to the satisfaction of the Goodhue County Environmental Health Department;
  8. Compliance with Goodhue County Zoning Ordinance including Article 30 CR, Commercial Recreational District and Article 16 Section 7 Campground and Recreational Vehicle Site Regulations;
  9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations. Proof of appropriate licenses and permits should be submitted to the Zoning Administrator prior to public use of new campsites, cabins, and bathhouses;
  10. Applicant shall submit a Land Alteration Permit and grading/erosion control plan or proof of an NPDES permit from the MPCA to the Zoning Administrator prior to beginning grading or excavation work on-site;
  11. Applicant shall plat the property in compliance with the Goodhue County Subdivision Ordinance prior to the issuance of any building permits for new structures; and
  12. Security personnel shall be on-site during all outdoor special events and outdoor celebrations including, but not limited to, concerts.

**Motion carried 5:0**

**Other Discussion**

There was no additional discussion.

**6ADJOURN: Motion by Commissioner Greseth and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 6:59 p.m.**

**Motion carried 6:0**

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Respectfully Submitted,  
Patty Field, Zoning Administrative Assistant

MOTIONS

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- <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> Motion to close the Public Hearing  
Motion carried 5:0
  - <sup>4</sup> APPROVE the request for map amendment  
Motion carried 5:0
  - <sup>5</sup> APPROVE the CUP request for expansion of campground  
Motion carried 5:0
  - <sup>6</sup> ADJOURN. Motion to adjourn the meeting  
Motion carried 6:0

UNOFFICIAL UNTIL APPROVED BY THE PAC



## Pierret, Samantha

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**From:** Jenny Shaw <jenshaw1014@yahoo.com>  
**Sent:** Tuesday, March 14, 2023 9:07 PM  
**To:** Pierret, Samantha  
**Subject:** Concerns w/proposed rezoning and expansion of Haycreek campground

### External Email - Use caution opening links or attachments!

Hello,

We are writing this letter to express our strong opposition to the rezoning and expansion of the Haycreek Valley Campground.

First of all, as residents/property owners in the heart of Haycreek and closely affected by these requested changes, it came as quite a surprise to my family, extended family and neighbors to recently hear that such a large expansion and rezoning is purposed in the beautiful Haycreek valley.

There are many concerns with the proposition. On the top of the list is the environmental impact that adding approximately 60 sites, 6 cabins, additional campground facilities and bathhouses would have on our valley. The trout stream is already affected by the campground and adding more sites and creating an even larger human carbon footprint would be detrimental to the stream and environment in general. We see trash blow onto our property every day during the camping season. Just as we see this trash on our property it is quite clear that the amount of trash will increase exponentially with the proposed expansion. It goes without saying that the trout stream will also see an increase in trash and pollutants from the increase in people and garbage. The DNR did such an incredible job with getting this trout stream to be one of the best in Southern Minnesota and now its livelihood is on the line once again. Not to mention the wildlife that will be greatly affected by these proposed changes. Our valley is home to many animals that will lose their homes and habitats if this is allowed to proceed.

Also, on the top of the concern list is the safety of Haycreek's residents and all who pass through. Highway 58 is unbelievably busy year round. However, during camping season the traffic and safety concerns are amplified tremendously. Campers turning into and backing out onto this busy road is quite unnerving. We regularly hear screeching breaks and "almost" accidents occur, at times resulting in collisions. In addition to concerns for all who pass through Haycreek, we have safety concerns for ourselves as we try to pull out onto this already busy road. Also, as our children/grandchildren and all the kids in this valley grow and are starting to drive there is a tremendous amount of concern for their safety on Highway 58 as well. We already hear from friends and family who drive semi through the valley that they absolutely despise coming through Haycreek for this very reason – campers/rvs that pull out without any regard to oncoming traffic. A campground expansion would exponentially increase the risk factors, amplify the danger that comes with an increase in traffic in such a tight/narrow area, and could end up being fatal.

In addition to the highway traffic, there will also be an increase in ATV/golf cart use if an expansion is allowed. These "vehicles", whether permitted or not, are used by campers on a regular basis with no regard for other's safety especially when said drivers are under the influence of alcohol. This is a huge safety concern when residents and visitors are trying to enjoy our beautiful valley especially when walking or bicycle riding.

There is also a great deal of concern that a campground expansion of this magnitude would likely cause our property values to decline. Clearly, the residents of Haycreek want to protect our homes and investments as well.

Another issue that needs to be greatly considered is the noise. Our small valley is not meant to withstand all the noise we have to tolerate already due to the campground and bar. Expanding the campground in the capacity they are looking to do so will make weekends in our valley almost unbearable during the camping season. We are constantly left awake at late hours of the evening, early hours of the morning and everything in between due to adults and children screaming, loud vehicle noises, loud music and etc. There are many evenings in the summer where the noise gets so loud it echoes in the valley well past 2 am. This is, of course, despite an 11pm "quiet time" which the owners do not enforce. This expansion would only amplify the noise problem that has been a constant complaint from the valley's residents.

A few more concerns that are bit more personal and currently keep us up at night would greatly increase if more people were brought in through this campground expansion. It is well known, that since the new ownership of the campground/ bar took over, a new "crowd" of people has been attracted to Haycreek. There have been instances of violence involving guns, knives and drugs. This has been unsettling to us as we reside right next to where all these issues are occurring. This rezoning and allowing the campground to expand would directly cause an increase in situations like this happening. There is a great deal of concern for our family's safety and all of the residents of Haycreek due to the likelihood that situations like this would increase with more campsites and cabins being offered. Additionally, we have had instances of theft from our property by campers and we literally see them coming on to our property and trying to take things. We see men, facing our property and urinating toward our property/on the property line with complete disregard for our children/family being right there in the yard. These men expose themselves to us with no regard as to what they are doing and what our children are seeing. Our dog and visiting dogs are constantly harassed by campers as well. All of these concerns would increase exponentially with the increased amount of people that will come with the rezoning and expansion of the campground.

This rezoning and expansion will negatively impact every aspect of our pretty valley. This is a residential area and rezoning this land for business/commercial use will continue to chip away at our quality of life. The owners of said campground seem to forget that Haycreek Valley is our home. They do not live here; they only operate a business here. They do not value to quality of life that we expect and deserve to have living in the country. They do not value the environmental impact this would have in the Haycreek Valley. This type of expansion/rezoning is suited only for a campground that is not in a residential and/or agricultural area. The beauty and environmental integrity of our valley will be devastated if this rezoning and expansion is allowed to move forward. Haycreek has always been known for its beauty and access to nature. Allowing this expansion and rezone to commercial land will drastically change the topography and what Haycreek is known for. People travel here from all over to revel in the valley's beauty. People want to live here because it is quiet and peaceful. Allowing this rezoning and expansion to go through will not only drive visitors away but it will drive its residents away. People will start leaving once property values start to decline and when our safety is jeopardized. Our pretty valley will become another dumping station on the side of the road. It will no longer be a destination for experiencing nature and beauty but an eyesore that will stand out like a sore thumb!

We, in addition to all the residents of Haycreek, ask Goodhue County Land Use Management to remember the slogan that is placed at the bottom of the notice we received that states..."To effectively promote the safety, health, and well-being of our residents." I urge you consider how our overall safety, health, well-being and quality of life will be drastically and negatively affected with a rezone and expansion of the campground. We ask you to remember that the campground owner does not have the residents' quality of life and best interest in mind at all. The campground owners do not live here and do not have to live with the consequences and impact this expansion would have in our valley and our homes and our lives. They are only looking after the almighty dollar and are forgetting this is first and foremost our homes and our quality of life is on the line, along with the life of Haycreek Valley itself.

We greatly appreciate your time and for hearing our concerns.

Paul and Jennifer Shaw  
31651 Hwy 58 BLVD  
Red Wing, MN 55066  
651-764-5692