

**Red Wing Advisory Planning Commission
Regular Meeting
City Council Chambers
July 15, 2025**

Commissioners Present: Chair Brad Wronski; Commissioners George Hintz, Susan Langer, Ethan Seaberg, Bryan Soper, Chris Mahoney, and Sue Guerber

Commissioners Absent: All members were in attendance

Others Present: Steve Kohn, Planning Manager / Staff Liaison; Brandy Howe, Community and Economic Development Facilitator

1. Call to Order

Chair Wronski called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Chair Wronski led the recitation of the Pledge of Allegiance.

3. Roll Call

Chair Wronski reported that all members were in attendance, noting that Council Liaison Ron Goggin was unable to attend the meeting.

4. Approval of Agenda

A motion was made by Commissioner Mahoney, seconded by Commissioner Hintz and unanimously carried, to approve the agenda as presented.

5. Approval of Minutes

A. Motion to Approve May 20, 2025, Regular Meeting Draft Minutes.

Chair Wronski requested a minor correction to the minutes:

"Commissioners Absent: All members were in attendance Commissioner Chris Mahoney was absent"

A motion was made by Commissioner Seaberg, seconded by Commissioner Guerber and unanimously carried, to approve the meeting minutes with the correction as discussed.

B. Motion to Approve June 17, 2025, Workshop Draft Minutes.

A motion was made by Commissioner Guerber, seconded by Commissioner Langer and unanimously carried, to approve the workshop minutes as presented.

6. Public Comment

Chair Wronski reviewed the public comment procedure.

Carol Overland, Ward 2, Red Wing, stated that she currently serves on the Goodhue County Planning Commission. She commented that the word “appears” shows up in staff reports and Findings of Fact. She recommended using more specific language, such as “will” and “will not” to mirror ordinance language.

Staff Liaison Kohn indicated that the word “appears” is often used prior to public testimony or Planning Commission discussion. He expressed agreement that this term should be eliminated from final recommendations to the City Council. Chair Wronski requested clarification of the process change, and the procedure that will be used going forward was clarified.

Mike Johnson, Red Wing, requested clarification of the public comment procedure. Chair Wronski clarified that there would be opportunity for public testimony during the Public Hearing (Item 7A).

No one else spoke regarding items not listed on the agenda.

A motion was made by Commissioner Hintz, seconded by Commissioner Guerber and unanimously carried, to close the public comment period.

7. Motions & General Business

A. Public Hearing: Rezoning and Conditional Use Permit Request by Second Amendment Club, LLC, 602 West Avenue.

Planning Manager Kohn provided background information. He stated that an application was submitted by Second Amendment Club, LLC, to rezone property located at 602 West Avenue from R-2 to Civic along with a CUP application for an accessory commercial apartment on the upper level of the former church building. He referenced the location of the Heritage Mall District and the Civic District. He discussed the former Artist Sanctuary that was housed in the building under discussion and detailed the new owner’s proposed plans for using the building. He stated that community service uses are permitted in Civic Districts and allowed as a conditional use in R-2 districts. He noted that the Second Amendment Club has been structured as an LLC and not as a nonprofit. He stated that membership organization uses require a Certificate of Compliance, which is issued as an administrative process. He discussed parking requirements, noting that there are no off-street parking requirements in the Civic District.

Manager Kohn reviewed a map of the area, noting that the Comprehensive Plan (2040 Plan) references the future use of the property under discussion as semi-public / mixed uses and would support the rezoning of the property from R-2 to Civic. He discussed the availability of public parking stalls in the vicinity of the property under discussion and noted that staff has no concerns in this regard.

Manager Kohn referenced suggested Findings of Fact to support approval of the rezoning request and the Conditional Use Permit.

Manager Kohn suggested eliminating the use of the word “appears” from the final recommendations of the Planning Commission.

Manager Kohn referenced written comments that were received prior to the meeting.

Commissioner Mahoney asked why the staff report indicates that there would not be any parking issues associated with the proposed use. She referenced the off-street parking requirements for bed and breakfast uses along with a requirement to obtain a permit to host an event. She stated that the applicant should be held to the same standards and expressed disagreement that there would be no parking issues. The anticipated membership of the club and the capacity of the meeting space were discussed. Manager Kohn discussed the availability of public parking in the area compared with residential neighborhoods.

Commissioner Seaberg commented regarding membership organizations that are located in B-3 zones and asked about the proposal to rezone the property to Civic. Manager Kohn provided additional background information and discussed the evolution of the area over time. He described the differences between the Civic and B-3 zones.

Manager Kohn asked the Planning Commission to consider recommending approval of the proposed rezoning from R-2 to Civic along with a Conditional Use Permit to allow an accessory apartment. He stated that the Second Amendment Club would be considered a membership organization that would require administrative approval of a Certificate of Compliance.

Chair Wronski reviewed the Public Hearing procedure and issued a reminder regarding the 3-minute time limit. He opened the Public Hearing at 7:28 p.m.

Wendy Johnson, 715 West Fifth Street, Red Wing, stated that she lives within 500 feet of the property under discussion. She stated that the Second Amendment Club should be held to the highest of standards, as this would be the first non-religious, non-municipal, and non-nonprofit organization to be located within the C-1 zone. She stated that this would set a precedent, would be contrary to the original intent of the C-1 zone, and would not benefit the public. She noted that the applicant is a business with a single property owner. She also expressed concerns about parking for events.

David Little introduced himself as the clerk of First Presbyterian Church, 503 West Sixth Street in Red Wing. He stated that church members are concerned about parking. He stated that the church parking lot is private with no public parking allowed. He noted that the area between the church and the adjacent residential properties is not an alley. He added that on-street parking is sometimes needed for church events.

Quinlan Koch introduced himself as the pastor of First Lutheran Church in Red Wing. Pastor Koch expressed opposition to the proposed rezoning to Civic use. He stated that Civic zones are typically designated for organizations that serve the public good, such as nonprofit groups, educational institutions, religious congregations, and government buildings. He stated that these spaces exist to foster community, learning, care, and civic engagement and are not intended for for-profit ventures or advocacy organizations. He stated that the applicant is a private LLC. He expressed concerns about setting a precedent and about neighborhood safety.

Carol Overland, Ward 2, Red Wing, stated that the applicant's law license was suspended by the Supreme Court for 60 days for making inflammatory statements and for abuse and disrespect of judges and court staff. She quoted from an email that the applicant sent to the Red Wing School Board regarding Minnesota Attorney General Keith Ellison. She also referenced a false statement on the application relating to parking. Ms. Overland provided recommendations relating to potential conditions of approval of the CUP, if approved.

Alan Muller, 1110 West Avenue, Red Wing, commented that the applicant is proposing a gun club. He commented that the public health, safety, and general welfare would not be advanced by allowing a gun club to operate in this neighborhood. He urged the Planning Commission to be guided by the sentiments of the community and not recommend approval of the rezoning or CUP requests.

Lynne Torgerson introduced herself as the owner of 602 West Avenue, Red Wing. She stated that the property was purchased for the purpose of using it as a meeting hall. She provided additional background information regarding the intended purposes for the building, noting that all of the proposed purposes are lawful and constitutional. She stated that the office use would be for a home office. She commented that the property was on the market for years. She discussed her plan to grow the membership of the Second Amendment Club.

Mike Johnson, Ward 2, Red Wing, stated that, while he appreciates the applicant's desire to preserve a historic building, prior uses of this building were very different from the proposed use. He expressed concerns about the one-sided membership club that has been proposed. He urged the Planning Commission to deny the requested rezoning and CUP.

Ian Scheerer, 700 Block of West Fifth Street, Red Wing, expressed concerns about parking, setting a precedent, and neighborhood safety. He discussed the importance of enforcing the rules.

Kris Kvols introduced herself as a member of First Presbyterian Church. She noted that the church owns the parking lot and is responsible for maintaining it. She expressed concerns about the use of this parking lot by others.

Manager Kohn summarized written comments from Alan Goodman, Wes and Lillian Converse, Christine and Kevin Bestul, Lynn Dulak, Beth Nurnberg and Cary Clemens, Kate and Mark Josephson, Tom Erickson, Dan and Mary Stroeing, Marlene de Boef, Wendy Johnson, and Daisy Hofer that were received prior to the meeting. He stated that all of the comments were in opposition to the proposed rezoning and Conditional Use Permit requests. He noted that all of the written comments have been included in the agenda packet.

No one else spoke during the Public Hearing. A motion was made by Commissioner Guerber, seconded by Commissioner Seaberg and unanimously carried, to close the Public Hearing. The Public Hearing was closed at 7:59 p.m.

Chair Wronski asked the applicant to clarify the purpose and structure of the LLC. Lynne Torgerson described the nature of her law practice and discussed the structure of the Second Amendment Club. Chair Wronski asked whether the Second Amendment Club would depend on having a membership. Ms. Torgerson provided additional information regarding the organization and commented that the bank required the mortgage to be listed under the LLC. Manager Kohn reviewed the ordinance definition of a membership organization.

Commissioner Mahoney asked whether applicant's name or the Second Amendment Club is listed on the property deed. Ms. Torgerson stated that the property is titled to the Second Amendment Club, LLC. Commissioner Mahoney inquired regarding the officers of the LLC. Ms. Torgerson stated that an LLC is structured differently than a corporation, with no board of directors required.

Commissioner Mahoney asked whether the meeting space would be rented for a fee, and Ms. Torgerson indicated that this would be the case. Commissioner Mahoney asked about the number of members. Ms. Torgerson indicated that there are no members at this point. Commissioner Mahoney asked whether the property owner would be present during events. Ms. Torgerson stated her understanding that the maximum capacity of the building would be 49 and that she would enforce the rules. Commissioner Mahoney asked whether gun sales would be allowed. Ms. Torgerson indicated that there are no plans to sell firearms, noting that she would have no control over lawful transactions. She discussed the educational and social nature of the Second Amendment Club along with the opportunity to rent the space to other organizations or individuals for events.

Commissioner Guerber commented that she tries to research items that come before the Planning Commission. She stated that she was unable to find any information about the Second Amendment Club.

Commissioner Guerber requested additional information about the business plan for the club, in order to provide clarity and eliminate misperceptions.

Ms. Torgerson detailed the process of founding the Second Amendment Club, LLC, and discussed the property purchase. She noted that there have been several issues to resolve related to the building's condition before it could be utilized as a meeting space. She noted that there are adequate public parking spaces in the area. She stated that she has no criminal record and commented that Second Amendment Club members would be law-abiding citizens. She noted that the zoning would need to be approved before she could host meetings. She reviewed the next steps in the process, including the creation of a website, and commented that the organization is in its infancy. Commissioner Guerber asked whether the applicant's plans to fix or renovate building would change if the rezoning and CUP are not approved by the City Council. Ms. Torgerson stated that she could not answer the question at this time.

Commissioner Mahoney commented regarding the nebulous nature of the Second Amendment Club structure and purpose.

Commissioner Langer stated that establishing a new organization or business is not always a straightforward process. She asked whether there were any parking issues or other concerns relating to the Artist Sanctuary. Manager Kohn indicated that nothing was brought to the City's attention. Pastor Koch provided additional comments pertaining to the use of the church's private parking lot. Manager Kohn clarified public and private parking areas near the property under discussion.

Commissioner Mahoney asked whether the LLC will be member managed, Ms. Torgerson requested clarification of the question. State requirements relating to an LLC were discussed.

Commissioner Langer asked Ms. Torgerson if she has ever been a Red Wing resident. Ms. Torgerson indicated that she is new to Red Wing.

Chair Wronski stated that the proposed uses of the building are not consistent with the current residential zoning. He discussed membership organization uses and stated his opinion that, although there are remaining questions about the proposed uses of the building, the application meets the zoning requirements.

Commissioner Mahoney expressed concerns regarding the nebulous nature of the proposed uses and the lack of a business plan.

Commissioner Soper requested clarification of property ownership in Civic zoning districts.

Manager Kohn indicated that the ownership of the property does not matter and that only the uses of the property need to be consistent with Civic zoning. He reviewed the requirements for a membership organization to obtain a Certificate of Compliance and referenced the current building capacity. He stated that the CUP request pertains to a residential unit.

Commissioner Seaberg described a fictitious example, in order to better understand the application. Manager Kohn further discussed the use of meeting spaces.

Commissioner Hintz spoke in support of the rezoning and CUP requests and urged APC members not to micromanage the proposed membership organization uses.

A motion was made by Commissioner Hintz to recommend approval of the rezoning from R-2 to Civic and recommend approval of a Conditional Use Permit to allow an accessory commercial apartment on the upper level of 602 West Avenue. The motion was seconded by Commissioner Langer. Language revisions relating to the Findings of Fact were referenced in terms of eliminating the word “appears.”

Commissioner Seaberg referenced the zoning map and stated his opinion that the stated purposes of the property do not fit with Civic zoning.

Commissioner Guerber referenced the suggested Findings of Fact to support a recommendation to approve the rezoning and CUP requests. She stated that she is torn on this issue, noting that she did not receive adequate answers regarding parking and other concerns.

Commissioner Mahoney commented that public parking is always an issue in this area. Commissioner Hintz referenced public parking in the area.

Commissioner Langer commented that the current capacity of the building is 49. Commissioner Mahoney noted that no one enforces capacity rules.

Chair Wronski called the question and requested a roll call vote on the motion. Prior to voting, Commissioner Guerber asked Manager Kohn to clarify the process if the rezoning and CUP requests are denied by the City Council.

Upon call of the roll, Commissioners Hintz, Langer, Wronski, and Guerber voted aye; Commissioners Seaberg, Mahoney, and Soper voted nay. Four ayes; three nays; motion carried.

Planning Manager Kohn reviewed the next steps in the process and the anticipated timeline.

B. Review and Direction - Proposed Zoning Text Amendments to Repeal and Replace Chapter 11, Division 25.

Chair Wronski referenced Planning Commission discussion of proposed zoning amendments during a recent APC workshop.

Community and Economic Development Facilitator Brandy Howe provided background information. She reviewed the current ordinance language and the proposed amended ordinance language, including the creation of an RM-3 zoning district. She highlighted residential use changes along with the proposed site and development standards for each zoning district, if the zoning text amendments are approved. She reviewed proposed off-street parking requirements.

Commissioner Mahoney asked how information would be provided to homeowners and developers. Ms. Howe referenced the current ordinance format and the proposed ordinance format. Commissioners commented that the proposed ordinance format is very understandable.

The next steps were reviewed. Ms. Howe commented that triplex, duplex, and four-plex definitions may need to be added. Commissioners expressed agreement with scheduling a Public Hearing during the next regular meeting for discussion of the proposed zoning text amendments.

8. Communication Items

A. Status Report.

Manager Kohn indicated that he had nothing specific to report.

Commissioner Seaberg referenced the recommendations from the parking study and asked about Planning Commission involvement in the process. Manager Kohn referenced a Work Plan item relating to working with City staff and reviewing the implementation plan, stating that no other specific actions would be needed.

Ms. Howe discussed a recent public meeting relating to proposed Jordan Court improvements.

B. Commissioner Comments.

Commissioners Langer and Guerber summarized discussion during a recent meeting on the topic of housing. Commissioner Mahoney discussed current housing trends.

C. Council Liaison Comments.

Council Liaison Goggin was not in attendance.

9. Adjournment

The meeting adjourned at 8:58 p.m.