

**Red Wing Advisory Planning Commission  
Regular Meeting  
City Council Chambers  
August 19, 2025**

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

**Commissioners Absent:** Commissioner Ethan Seaberg

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

**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 Commissioner Seaberg was not in attendance and that his absence was excused.

**4. Approval of Agenda**

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

**5. Approval of Minutes**

**A. Motion to Approve Draft Minutes from the July 15, 2025, Regular Meeting.**

A motion was made by Chair Wronski, seconded by Commissioner Guerber and unanimously carried, to approve the meeting minutes as drafted.

**6. Public Comment**

There was no public comment.

**7. Motions & General Business**

**A. Public Hearing: Repeal and Replace Chapter 11, Division 25 - Residential District Regulations and Amend Chapter 11, Division 10 - Definitions and Division 60 - Off-Street Parking and Loading Regulations.**

Chair Wronski referenced past APC discussion of this item. Community and Economic Development Facilitator Howe provided background information and an overview of the proposed changes to Chapter 11 of the City Code. She reviewed the purposes of the proposed changes:

- Reorganize Division 25 for simplicity and eliminate redundancy.
- Modify residential district standards for incremental density increases.

- Clarify the method of calculating density.
- Create new RM-3 zoning district.
- Reduce parking requirements for multifamily residential.
- Establish consistency between zoning districts and the planned use categories in the 2040 Comprehensive Plan.

Ms. Howe reviewed the proposed language changes:

- New definitions for duplex, triplex, and fourplex.
- Pre-fab, duplex, and 2-family residential uses allowed by right in R-1 and R-2 zoning districts.
- Multifamily (5-8 unit) residential uses allowed by right in RM-1 and RM-2 zoning districts.
- Remove lot dimension standards in favor of lot area standards by dwelling type.
- Reduce maximum height in the RM-2 zoning district from 9 stories to 50 feet.
- Create new RM-3 zoning district.

Ms. Howe discussed the creation of a new RM-3 zoning district to provide opportunities for greater residential density. She noted that the other proposed changes would provide greater flexibility in residential zoning districts.

Ms. Howe and Manager Kohn clarified the definitions of pre-fabricated and modular homes and referenced the districts where these residential uses would be allowed. It was noted that manufactured homes would be allowed in the R-1 and R-2 zoning districts in a manufactured home park with a Conditional Use Permit.

Ms. Howe and Manager Kohn reviewed a proposed reduction to the parking requirement for accessory commercial apartments in the Downtown area. It was suggested to base the parking requirement on the number of bedrooms.

Commissioner Langer requested clarification of language referencing 3-5 residential units per acre and asked why this language would not state 1-5 units per acre. Manager Kohn and Ms. Howe provided additional information. It was noted that this language should mirror language in the Comprehensive Plan pertaining to maximizing density in residential areas where infrastructure has been installed. Manager Kohn referenced the regulations in Ag-Residential zoning districts, where homes on large lots are allowed.

Ms. Howe reviewed suggested Findings of Fact to support the proposed amendments in terms of consistency with Comprehensive Plan goals and action steps related to housing and in terms of whether the proposed amendments would benefit the public interest. It was requested that the APC consider taking action on the proposed amendments after conducting a Public Hearing.

Chair Wronski reviewed the Public Hearing procedure and opened the Public Hearing for this item at 7:22 p.m. No one spoke during the Public Hearing. A motion was made by Commissioner Hintz, seconded by Commissioner Mahoney and unanimously carried, to close the Public Hearing. The Public Hearing was closed at 7:23 p.m.

Commissioners spoke in support of the proposed amendments.

A motion was made by Commissioner Mahoney, seconded by Commissioner Guerber and unanimously carried, to endorse the Findings of Fact and recommend approval of the proposed amendments to Chapter 11 – Division 25, Division 10, and Division 60 – as presented.

**B. Public Hearing: Repeal and Replace Chapter 11, Division 65 - Sign Regulations.**

Community and Economic Development Facilitator Howe provided background information and an overview of the proposed changes to the sign regulations. She reviewed the purposes of the proposed updates:

- Comply with new legal standards.
- APC Work Plan objective.
- Improve organization and clarity.
- Implement best practices.
- Address technology.

Ms. Howe commented that the B-2A zoning district has not been referenced in the proposed sign regulations, as there are currently no B-2A zoning districts and this district may be eliminated. Manager Kohn provided additional background information.

Ms. Howe commented that the majority of the sign regulations will remain the same. She referenced concerns that were expressed during a public outreach meeting relating to the rules for garage sale signs. Ms. Howe and Manager Kohn clarified the regulations for signage in the B-2 zoning district.

Ms. Howe provided rationale for the proposed changes to the sign regulations, including the elimination of permit requirements for temporary signs. A-frame and canopy signs were discussed. Proposed language relating to electronic signs, freestanding signs, wall signs, and temporary signs was reviewed.

Ms. Howe reviewed suggested Findings of Fact to support the proposed sign regulation updates in terms of consistency with Comprehensive Plan. She stated that staff recommends approval of the repeal and replacement of Chapter 11, Division 65, as proposed.

Complaint-based sign regulation enforcement was discussed.

Chair Wronski reviewed the Public Hearing procedure and opened the Public Hearing for this item at 7:39 p.m. No one spoke during the Public Hearing. A motion was made by Commissioner Guerber, seconded by Commissioner Langer and unanimously carried, to close the Public Hearing. The Public Hearing was closed at 7:40 p.m.

Ms. Howe commented that the draft sign ordinance language has been submitted to the City Attorney for a legal review.

Commissioners further discussed the proposed sign regulation changes.

A motion was made by Commissioner Hintz, seconded by Commissioner Mahoney and unanimously carried, to recommend the repeal and replacement of Chapter 11, Division 65, including the modification that was discussed related to pylon signs and contingent upon a review by the City Attorney. Following discussion a vote was conducted, and the motion carried unanimously.

## **8. Communication Items**

### **A. Status Report.**

Manager Kohn noted that a special meeting has been scheduled on August 26 for discussion of a variance request by the Environmental Learning Center pertaining to an accessory building.

Manager Kohn reported that the City Council recently approved the first reading of the rezoning request by the Second Amendment Club by a 5:2 vote and unanimously approved the CUP request.

An update was requested regarding the former maltery site. Manager Kohn discussed an environmental review process and noted that the Heritage Preservation Commission approved demolition of the current building.

### **B. Commissioner Comments.**

There were no Commissioner comments.

### **C. Council Liaison Comments.**

Council Liaison Goggin indicated that he had no comments.

## **9. Adjournment**

The meeting adjourned at 7:46 p.m.