

**Red Wing Advisory Planning Commission  
Special Meeting  
City Council Chambers  
August 26, 2025**

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

**Commissioners Absent:** Commissioners Ethan Seaberg, Susan Langer, and Sue Guerber

**Others Present:** Kyle Klatt, Community Development Director; 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 Commissioners Seaberg, Langer, and Guerber were unable to attend the meeting but that a quorum of members was in attendance.

**4. Approval of Agenda**

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

**5. Motions & General Business**

**A. Public Hearing: Variance Request by the Red Wing Environmental Learning Center for a New Structure at 442 Guernsey Lane.**

Community Development Director Klatt provided background information and an overview of the variance requests by the Environmental Learning Center. He stated that a variance has been requested relating to the number and size of accessory buildings that are allowed in a B-1 zoning district. He noted that a variance has also been requested relating to exception from the design standards in the B-1 zoning district. He noted that the proposed accessory building is intended to replace an existing patio structure that is used for gatherings and other activities. He stated that the applicant is proposing to replace the existing structure with a larger building. He discussed the other structures on the property and reviewed the proposed design for the accessory building.

Director Klatt summarized information from the staff report related to the original intent for the area and information relating to the unique circumstances of this property.

Director Klatt reviewed information that was provided by the applicant to support the variance requests.

- The building would provide a larger covered space for events and activities and would support the center's programming.
- The building would be located close to the house and would be a natural fit for expanding ELC operations.
- The existing structure is old and needs to be replaced.
- The proposed structure would match another structure on the property in terms of style and materials.
- The property is located next to an I-1 zoning district.
- The addition of exterior brick or stone would render the project cost prohibitive.

Director Klatt reviewed suggested Findings of Fact to support the variance requests:

- The application meets the variance requirements in terms of practical difficulty and circumstances.
- The applicant did not create the problem.
- The proposed structure would not alter the essential character of the area.
- The proposed structure would not increase congestion in the area or cause other problems.
- The property is unique in that it is located in a PUD that was zoned for neighborhood business uses, but the area was never developed as intended.
- The property is adjacent to an existing light industrial area.

Director Klatt detailed the proposed project and discussed the location of the proposed structure using a map and current photo images. Director Klatt stated that staff recommends approval of both variances.

Chair Wronski reviewed the Public Hearing procedure and opened the Public Hearing for this item at 7:17 p.m. No one spoke during the Public Hearing. Director Klatt reviewed an email that was received prior to the meeting from Q Media Group, which is located near the property under discussion, in support of the variance requests. 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 7:19 p.m.

Commissioners spoke in support of granting the variances.

A motion was made by Commissioner Soper, seconded by Commissioner Mahoney and unanimously carried, to adopt Resolution 2025-4, approving both variances as requested.

## **6. Adjournment**

The meeting adjourned at 7:22 p.m.