

**Red Wing Advisory Planning Commission
Regular Meeting
City Council Chambers
September 16, 2025**

Commissioners Present: Commissioners George Hintz, Bryan Soper, Chris Mahoney, Ethan Seaberg, and Sue Guerber

Commissioners Absent: Chair Brad Wronski and Commissioner Susan Langer

Others Present: Steve Kohn, Planning Manager / Staff Liaison; Ron Goggin, Council Liaison

1. Call to Order

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

2. Pledge of Allegiance

Vice Chair Seaberg led the recitation of the Pledge of Allegiance.

3. Roll Call

Vice Chair Seaberg reported that Chair Wronski and Commissioner Langer were unable to attend the meeting and that their absences were excused.

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 August 19, 2025, Regular Meeting Minutes and August 26, 2025, Special Meeting Minutes

A motion was made by Commissioner Hintz, seconded by Commissioner Soper and unanimously carried, to approve the meeting minutes as drafted.

6. Public Comment

There was no public comment related to items not listed on the agenda.

7. Motions & General Business

A. Public Hearing on Short-Term Rental at 458 11th Street for Terence Glommen-McCloskey and Emilie Thiessen (Project Pursuit Properties, LLC).

Planning Manager Kohn provided background information and pointed out the property under discussion on an aerial photo. He stated that the applicants wish to operate a short-term rental consisting of an upper unit and a lower unit. He stated that there is only one other short-term rental property in the area. He noted that up to three off-street parking spaces would be provided for the two rental units, which would meet the parking stall requirements.

Manager Kohn referenced suggested Findings of Fact and indicated that staff recommends approval of the application as submitted.

Council Liaison Goggin referenced the Short-Term Rental Code (Letter Q) relating to multifamily properties. Manager Kohn clarified that multifamily refers to three units or more, noting that the property under discussion is a duplex.

Manager Kohn reported that he received two comments prior to the meeting that he would review during the Public Hearing.

Vice Chair Seaberg reviewed the Public Hearing procedure and opened the Public Hearing at 7:09 p.m.

Vicki Lambert, Ward 4, Red Wing, referenced City Council discussion of short-term rentals related to concerns about absentee landlords. She spoke in support of the IUP application, noting that the property owners live next door to the short-term rental property.

Manager Kohn reviewed communication from neighborhood property owner Morgan Kluender in opposition to the IUP request. Mr. Kluender indicated that ownership next door does not equal on-site management. Mr. Kluender also cited concerns about housing availability and affordability along with neighborhood impacts, including safety.

Manager Kohn summarized a letter from neighborhood resident Adam Wiltgen in support of the IUP application.

No one else spoke during the Public Hearing. A motion was made by Commissioner Mahoney, seconded by Commissioner Guerber and unanimously carried, to close the Public Hearing. The Public Hearing was closed at 7:13 p.m.

Commissioner Guerber thanked the applicants for the comprehensive information that was submitted. She noted that parking concerns have been addressed. She spoke in support of approving the IUP application.

Commissioner Mahoney spoke in support of approving the application, noting that the property owners live next door and care about the neighborhood. Commissioners Soper and Hintz also spoke in support of approving the application.

Vice Chair Seaberg referenced public discussions that occurred when the short-term rental ordinance was being considered and suggested continuing these conversations.

A motion was made by Commissioner Guerber, seconded by Commissioner Mahoney and unanimously carried, to recommend approval of an Interim Use Permit application to operate a short-term rental at 458 11th Street as presented.

8. Communication Items

A. Status Report.

1. Project Update – Jefferson School.

Manager Kohn reported that the Port Authority is in the early stages of negotiating with the Red Wing School District to potentially acquire the former Jefferson School property as a redevelopment opportunity.

Manager Kohn also discussed enforcement issues relating to an apartment project at Eighth Street and East Avenue, noting that the project is not yet finished but people have moved in.

Manager Kohn reported that a public ribbon-cutting ceremony has been scheduled at He Mni Can – Barn Bluff on September 24 to celebrate the completion of Phase 1 and Phase 2 project improvements.

B. Commissioner / Council Liaison Comments.

There were no Commissioner comments.

Council Liaison Goggin reported that the City Council will be considering the proposed Zoning Code changes that were discussed during the August 19 APC meeting.

9. Adjournment

The meeting adjourned at 7:20 p.m.