

**Red Wing Advisory Planning Commission
Regular Meeting
City Council Chambers
October 21, 2025**

Commissioners Present: Chair Brad Wronski; Commissioners George Hintz, Susan Langer (arrived at 7:01 p.m.), Ethan Seaberg, Chris Mahoney, and Sue Guerber

Commissioners Absent: Commissioner Bryan Soper (excused absence)

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

Roll call was conducted. Chair Wronski and Commissioners Hintz, Langer, Seaberg, Mahoney, and Guerber were in attendance.

Commissioner Soper previously indicated he would be absent.

4. Approval of Agenda

A motion was made by Commissioner Seaberg, seconded by Commissioner Mahoney, to approve the agenda as drafted. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

5. Approval of Minutes

A. Motion to Approve September 16, 2025, Regular Meeting Draft Minutes.

A motion was made by Commissioner Guerber, seconded by Commissioner Mahoney, to approve the regular meeting minutes as drafted/amended. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

6. Public Comment

Chair Wronski reviewed the public comment procedure.

Neil and Kim Newman, 2490 Halquist, Red Wing, shared that they have been homeowners for 34 years and expressed interest in using goats on the vacant lot behind their property to help manage invasive plants. Mrs. Newman explained that they had successfully cleared buckthorn about 20 years ago. Still, over the past decade, other invasive species have returned, and maintaining the property has become more difficult as they've gotten older. Mr. Newman described the proposed partnership with an organization called *Goats on the Go*, which would provide both

the fencing and the goats at no cost to the homeowners. The goats would remain on-site for about two weeks, and he noted that noise would not be an issue.

Planning Manager Kohn commented that this initiative has been included in the City's work plan for several years, though it has been a lower priority. He stated that Staff support the idea, especially for smaller properties, since goats are effective at managing invasive vegetation. He added that coordination requires some effort, but that the city's busy season is winding down.

Commissioner Hintz mentioned that goats had been used successfully in a local park and that they did an excellent job controlling invasive species.

Commissioner Hintz requested that Staff work on this request, and the Council was in consensus.

A motion was made by Commissioner Mahoney, seconded by Commissioner Langer, to close the public comment period. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

7. Motions & General Business

A. Public Hearing: Principal Structure Setback Variance Request at 737 Sanford Street.

Planning Manager Kohn provided background information regarding the Variance request submitted by the resident to construct an attached garage on their property. He also noted challenges posed to residents and Staff concerns. Staff recommends that the garage be moved back an additional five feet. He noted that the applicant and contractor agree with the recommendation.

Chair Wronski asked if the recommendation makes the garage smaller front to back. Manager Kohn affirmed that it is the depth that is affected.

Chair Wronski asked if the applicant could make it longer lengthwise. Manager Kohn stated yes, but there would be an elevation challenge. He also noted the Comprehensive Plan encourages this type of investment in Red Wing's existing neighborhoods.

Commissioner Guerber asked if the Staff had heard from any of the neighbors. Manager Kohn stated he had one call from a neighbor simply asking a question.

Chair Wronski reviewed the public comment procedure.

Randy McLaughlin, 733 Sanford Street, Red Wing, stated that he lives behind the building associated with the variance request. He spoke in support of the variance, noting that the existing building is in poor condition.

Steven Bolty, 737 Sanford Street, Red Wing, also expressed support for the Variance, explaining that moving the building back would help with irrigation and water control on the hill. He also requested assistance or guidance regarding a tree in the Variance Tolerance area that is affecting the foundation under Kellogg Avenue.

Manager Kohn clarified that the tree issue is not related to the Variance under consideration, but acknowledged that it is a valid concern. He noted that, because the tree is located within the public right-of-way, it is a City matter.

A motion was made by Commissioner Langer to approve closing the public hearing. The motion was seconded by Commissioner Mahoney, a vote was conducted, and the motion carried unanimously by a vote of 6:0.

Commissioner Guerber voiced support and noted it is a great improvement.

Commissioner Mahoney echoed Commissioner Guerber's statement.

Commissioner Langer agreed with Commissioner Guerber's statement.

Commissioner Seaberg expressed his support.

A motion was made by Commissioner Seaberg, seconded by Commissioner Guerber, to adopt Resolution No. 2025-5, approving the Variance request with a 7' corner side yard setback from Kellogg Avenue, instead of the 2' corner side yard setback requested by the applicant. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

B. Minor Subdivision/Final Plat Request for TYLER STATION REPLAT 2.

Manager Kohn discussed the plat request and the owner's desire to sell one plat. He noted the request meets all subdivision rules and zoning Ordinances, and Staff recommends approval.

Commissioner Langer asked about zoning and asked if there were any issues with that. Manager Kohn noted it is zone B2 and that there are no issues related to zoning.

A motion was made by Commissioner Guerber to approve a Minor Subdivision and Final Plat to subdivide two existing parcels in TYLER STATION REPLAT into four (4) new parcels. The motion was seconded by Commissioner Hintz, a vote was conducted, and the motion carried unanimously by a vote of 6:0.

C. Introduction of an Ordinance to Amend Divisions 15, 20, 30, 35, and 40 of the Zoning Code.

Manager Kohn discussed the draft amendment, which standardizes the format of the Divisions so they are all consistent, noting that it does not change any policy.

Council Liaison Goggin asked why the table notes that single-family detached homes are not permitted. Manager Kohn stated he believes that is an error and will follow up.

Council Liaison Goggin clarified that this Ordinance puts existing zoning rules in a table format, in addition to getting rid of the one zoning district that is not used anymore. Manager Kohn stated that it is correct.

It was the consensus of the Planning Commission to set a public hearing.

8. Communication Items

A. Status Report.

Manager Kohn noted a Special Meeting for a Variance request on Wednesday, November 5, 2025, at 7:30 p.m. and gave background on the request.

B. Commissioner Comments.

Commissioner Langer asked if there were any updates related to the building across from the YMCA. Manager Kohn stated the developer would like to start demolition this fall, but is working through mitigation required through the State Historic Preservation Office and will know more in the following week.

Commissioner Langer asked about Bay View. Manager Kohn stated there is a company maintaining it, but waiting for further information from the Housing Summit next week.

C. Council Liaison Comments.

Council Liaison Goggin noted that last week, the Council passed the sign Ordinance changes.

9. Adjournment

Chair Wronski adjourned the meeting at 7:51 p.m.