

**Red Wing Advisory Planning Commission
Special Meeting
City Council Chambers
November 5, 2025**

Commissioners Present: Chair Brad Wronski; Commissioners George Hintz, Susan Langer, Ethan Seaberg, Bryan Soper, Chris Mahoney (arrived at 7:31), and Sue Guerber

Commissioners Absent: All members in attendance

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

1. Call to Order

Chair Wronski called the meeting to order at 7:30 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, Soper, Mahoney, and Guerber were in attendance.

4. Approval of Agenda

A motion was made by Commissioner George Hintz, seconded by Commissioner Sue Guerber to approve the agenda as drafted. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

5. Motions & General Business

A. Public Hearing: Variance Request to Construct a 4,500 sq ft. Building Addition at 3424 North Service Drive Without Meeting Exterior Building Material Standards Established in Division 45 of the Red Wing Zoning Ordinance

Planning Manager Kohn provided background information. He discussed the applicant's design proposal and past Conditional Use Permits.

Chair Brad Wronski asked if the applicants also own property on the other side of North Service Drive. Manager Kohn stated yes.

Manager Kohn noted concerns and Staff recommendations.

Commissioner Susan Langer asked if the applicants would move the materials across from North Service Drive once the project is complete. Manager Kohn stated the applicants have always had some material in that location, but not to the extent it is currently. He noted that the applicants will move the majority of the material once the project is completed.

Commissioner Susan Langer asked if that lot is zoned as residential and asked if there is fencing. Manager Kohn stated there is temporary safety fencing, but the applicants have used that field as seasonal storage since they've owned the property.

Commissioner Sue Guerber asked if the business could put slats in the chain link fence for privacy. Manager Kohn stated the City's design standards don't allow for it as a screen in Commercial properties.

Chair Brad Wronski reviewed the public comment procedure.

Chair Brad Wronski opened the Public Hearing at 7:50 p.m.

Greg House, 3538 Highway 61, Red Wing, voiced the importance of design standards to the community.

Todd Siewert, owner of property related to the Variance Request, expressed that he believes it will be more aesthetically pleasing to match what's already there.

Manager Kohn reported that two written communications were received from Gerard and Alice HeBert, residents of Sargent Drive, Red Wing. The HeBerts expressed their support for the proposed building addition contingent upon the installation of appropriate screening or fencing to conceal excess materials and exposed items located at the rear of the building.

Chair Brad Wronski inquired whether the HeBerts' comments referred to screening along the portion of North Service Drive already proposed as part of the request. Manager Kohn clarified that the HeBerts prefer that the north side of the property not be utilized; however, if it is used, they request that adequate screening be installed.

Chair Brad Wronski then asked Mr. Siewert whether the proposed addition would reduce the need to utilize the lot located across the street. Mr. Siewert explained that the materials currently stored at the rear of the lot originate from the existing property and will be relocated. He stated that the property is "grandfathered in" under what is referred to as the Dosdall Line, which permits continued use of that property. He further noted that while the area will be cleaned and improved, some use of the north-side lot will continue.

Mr. Siewert stated that the project will not be completed in 2025.

Manager Kohn noted that the image under review was taken in 2024 and that the site currently contains a greater volume of material.

Mr. Siewert expressed concern that installing a solid screen or fence would obstruct visibility of the business from his and his brother's residences and could potentially create sightline issues for motorists due to the curvature of the roadway.

Chair Brad Wronski asked for clarification as to whether Mr. Siewert was referring to the intersection of Spring Creek Road and North Service Drive. Mr. Siewert confirmed that he was.

Commissioner Sue Guerber inquired whether Mr. Siewert had considered incorporating brick or stone elements to meet the City's design standards. Mr. Siewert responded that he had considered this option but preferred to maintain a consistent architectural appearance with the existing building, citing cost concerns as well.

A motion was made by Commissioner Chris Mahoney, seconded by Commissioner Sue Guerber to close the public hearing at 8:00 p.m. The motion carried unanimously, 7-0.

Commissioner Susan Langer commented that a neighboring property owner had previously been informed that the stored materials would either be removed or screened, and she expressed a desire to address the matter to improve the visual appearance for nearby residents. Chair Brad Wronski noted that this issue should be addressed separately from the Variance Request under consideration.

Manager Kohn reviewed the property's grandfathered use and provided clarification on the current Variance Request. He concurred with Mr. Siewert that tree plantings may not be appropriate due to visibility concerns, but recommended installation of a fence to provide adequate screening.

Chair Brad Wronski agreed that the proposed addition should maintain consistency with the existing building and that a visual buffer should be provided, subject to further negotiation on its type and placement.

Manager Kohn provided additional information regarding applicable design standards.

Commissioner Ethan Seaberg expressed support for the Siewert family's long-standing business presence in the community and noted their cooperation with prior roadway projects. He stated his support for the Variance Request.

Commissioner Sue Guerber acknowledged both perspectives, stating that while she supports the proposed addition without strict adherence to design standards, she would like to see screening installed along North Service Drive.

Chair Brad Wronski noted that screening is already included in the original Conditional Use Permit (CUP). Manager Kohn confirmed that the approved plan includes landscaping, a six-foot fence, turf establishment, and an infiltration pond located in the northwest corner of the site, terminating at the lot boundary.

Chair Brad Wronski clarified that the current discussion pertains to potential additional screening to the east. Manager Kohn added that installing additional screening would further limit visibility of the new structure from the north, where residential properties are located.

Commissioner Bryan Soper remarked that the discussion would not be necessary if the proposed addition were approximately 1,500 square feet smaller. Manager Kohn confirmed this statement.

Chair Brad Wronski summarized the specific elements of the Variance Request under consideration.

Commissioner George Hintz inquired whether the proposed screening and landscaping would be maintained. Manager Kohn stated that maintenance is required in accordance with City Code.

Chair Brad Wronski asked whether the City is responsible for the maintenance of Highway 61. Manager Kohn clarified that the highway is under the jurisdiction of the State of Minnesota.

Commissioner Ethan Seaberg requested that the City Engineer review the final screening plan to ensure that adequate traffic sightlines are maintained.

A motion was made by Commissioner Ethan Seaberg, seconded by Commissioner Chris Mahoney to adopt Resolution No.2025-6, Approving the Variance with a Condition of Approval Requiring Additional Screening along the North Side of the Building. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

6. Adjournment

Chair Wronski adjourned the meeting at 8:20 p.m.