

**Red Wing Advisory Planning Commission
Regular Meeting
City Council Chambers
November 18, 2025**

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

Commissioners Absent: Commissioner Ethan Seaberg (excused absence),
Commissioner Susan Langer (unexcused absence)

Others Present: Steve Kohn, Planning Manager / Staff Liaison; Ron Goggin, Council Liaison; Kyle Klatt, Community Development Director

1. Call to Order

Chair Wronski called the meeting to order at 7:07 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, Soper, Mahoney, and Guerber were in attendance.

Commissioner Seaberg previously indicated he would be absent.

Commissioner Langer was absent and unexcused.

4. Approval of Agenda

A motion was made by Commissioner Hintz, seconded by Commissioner Mahoney to approve the agenda as drafted/amended. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

5. Approval of Minutes

A. Motion to Approve October 21, 2025, Regular Meeting Draft Minutes.

A motion was made by Commissioner Guerber, seconded by Commissioner Soper to approve the regular meeting minutes as drafted. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

B. Motion to Approve November 5, 2025, Special Meeting Draft Minutes.

A motion was made by Commissioner Guerber, seconded by Commissioner Mahoney to approve the workshop minutes as drafted/amended. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

6. Public Comment

Chair Wronski reviewed the public comment procedure.

Chair Wronski opened the public comment period.

No one wished to address the Commission.

A motion was made by Commissioner Hintz, seconded by Commissioner Guerber to close the public comment period. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

7. Motions & General Business

A. Public Hearing - Amending Divisions 15, 20, 30, 35, 40, 45, and 62 of Chapter 11 of the Municipal Code.

Planning Manager Kohn provided the history of the Item.

Chair Wronski reviewed the public comment procedure.

Chair Wronski opened the public hearing at 7:14 p.m.

No one wished to address the Commission.

A motion was made by Commissioner Soper, seconded by Commissioner Mahoney to close the public hearing. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

A motion was made by Chair Wronski, seconded by Commissioner Mahoney to Amend Divisions 15, 20, 30, 35, 40, 45, and 62 of Chapter 11 of the Municipal Code. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

B. Planning Commission Comprehensive Plan Review of the 2026 Proposed Capital Improvements Plan (CIP).

Chair Wronski introduced the Item. Community Development Director Klatt provided background on the Item and highlighted specific sections pertinent to the Planning Commission in the 2026 Proposed Capital Improvements Plan.

Chair Wronski asked if funds can be awarded through other entities automatically by changing the designation to a regional park. Director Klatt stated that the designation will open up some grant funding sources that were previously unavailable. Kohn noted the funding source is legacy money that required that designation, but did highlight the competitive process to receive those funds.

Director Klatt further discussed projects that are pertinent to the Planning Commission and noted the Planning Commission's role.

Chair Wronski asked if a trail from East 5th to East 7th is still a possibility. Director Klatt stated it is not due to the construction of the phase two trail and believes it will come off the CIP at some point in the future.

Commissioner Mahoney asked if she could ask about specific amounts. Chair Wronski stated that Commissioner Mahoney could ask questions; however, the role of the Planning Commission is to simply say if the Plan is in accordance with the Comprehensive Plan. Director Klatt stated the Planning Commission does not have fiscal responsibility over the plan.

Commissioner Mahoney asked why the budgeted amount wouldn't be important to meeting the Comprehensive Plan. Chair Wronski stated that questions need to be kept within context.

Chair Wronski asked if the Comprehensive Plan contains a budget. Director Klatt stated no.

Commissioner Mahoney asked for details regarding the amount designated for replacing the first-floor carpet. Director Klatt stated that it is a question for Public Works and not something Planning Staff can answer. Commissioner Mahoney asked who she could get that information from. Director Klatt stated the Public Works Director.

Director Klatt explained that certain elements in the Comprehensive Plan are not within the Planning Commission's scope. Commissioner Mahoney expressed concern that if she is given a document with this much detail—and expected to spend significant time reviewing it—Staff should either be able to address her questions or include notes indicating where those answers can be found. Otherwise, she felt that level of detail should be omitted. Director Klatt agreed that those details can be removed in future drafts.

Chair Wronski observed that the information Commissioner Mahoney is seeking does not pertain to the specific issues the Planning Commission is tasked with reviewing. Commissioner Mahoney responded that, in her view, financial considerations do relate to the discussion, and she is concerned about costs because they impact taxpayers.

Commissioner Guerber stated that the Council Representatives decide monetary amounts and reiterated the Planning Commission's role.

A motion was made by Commissioner Guerber, seconded by Commissioner Hintz finding the 2026-2030 Capital Improvement Plan is in Compliance with the City of Red Wing Comprehensive Plan. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

8. Communication Items

A. Status Report.

Manager Kohn stated the next meeting will be on December 18, 2025, where the Commission will look at the 2025 work plan.

Director Klatt discussed some projects that Staff will integrate into the work plan and noted that he will have further updates coming soon.

B. Commissioner Comments.

Commissioner Guerber asked if there were any updates on Bayview. Director Klatt stated there is a company maintaining and overseeing the property, noted a potential private sale, and commented on Staff looking at the zoning of the property to encourage redevelopment.

C. Council Liaison Comments.

Council Liaison Goggin stated that the First Reading of the Parking Ordinance Changes, as well as the amendment, passed.

9. Adjournment

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