



Our Vision

Red Wing thrives as a vibrant, creative river town that values its natural environment, welcomes all people, and unlocks opportunity for everyone.

Our Mission

We strive to create a sustainable, healthy, accessible, resilient, and equitable community where every person feels at home.

Meeting Announcement and Agenda Advisory Planning Commission Regular Meeting City Council Chambers, 315 West 4th Street, Red Wing, MN & Virtually Tuesday, February 17, 2026, at 7:00 PM

This meeting will be held in the City Hall Council Chambers and virtually via Webex at the same time. Members of the public can join this meeting either in person at City Hall or virtually. [Join the meeting via Webex](#) and use the password 2026. To join via telephone, please dial (415) 655-0001. Enter access code 2550 729 7694 and password 2026 when prompted.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of Agenda

5. Approval of Minutes

5.A. Draft Minutes of the January 20, 2026, Regular Meeting

6. Public Comment

We now invite anyone to share their thoughts on a topic that is not on the agenda. We welcome all opinions and ideas. We appreciate you stating your name at the lectern, and please remember that personal attacks may be ruled out of order. You will have up to three minutes to comment, and we appreciate your time in coming tonight.

7. Motions & General Business

7.A. Public Hearing - Rezoning of Seven Parcels South of the Spring Creek Road South and Hwy 61 Intersection

7.B. Discussion and Direction - Potential New Zoning Definition and District Allowances for Uses including Homeless/Emergency Housing Shelters

7.C. Discussion and Direction - Potential New Zoning Regulations Regarding the Use of Goats for Conservation Management Efforts (No attachments)

7.D. Discussion and Direction - Potential New Zoning Definition and District Allowances for Small Food Processing Establishments (No attachments)

8. Communication Items

- 8.A. Staff Status Report (Verbal)
- 8.B. Commissioner Comments
- 8.C. Council Liaison Comments

9. Adjournment

Accommodations for signing interpreter, Braille, large print, etc. can be made. Call City Hall at 385.3600 seven days prior to the need. Hearing assistance devices are available during meetings.

**Red Wing Advisory Planning Commission
Regular Meeting
City Council Chambers
January 20, 2026**

Commissioners Present: Chair Brad Wronski; Commissioners George Hintz, Bryan Soper, Susan Langer, Ethan Seaberg, and Sue Guerber

Commissioners Absent: All present

Others Present: Steve Kohn, Planning Manager / Staff Liaison; 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. Oath of Office

George Hintz was appointed to serve a 2nd term on the Advisory Planning Commission, ending December 31, 2028. Commissioner Hintz was sworn in by Council Liaison Ron Goggin.

4. Roll Call

All members in attendance.

5. Annual Meeting

A. Election of 2026 Planning Commission Chair.

Staff Liaison Steve Kohn explained that the current Chair and Vice Chair are not eligible to serve in these positions at this time.

Commissioner Sue Guerber nominated Ethan Seaberg for the Chair position. No other nominations were made. Nominations ceased.

A motion was made by Commissioner Susan Langer, seconded by Commissioner George Hintz, to cast a unanimous ballot to appoint Commissioner Seaberg as Chair. A vote was held, and the motion carried unanimously by a vote of 6:0.

B. Election of 2026 Planning Commission Vice Chair.

Commissioner Brad Wronski nominated Susan Langer for Vice Chair. Commissioner Langer asked Commissioner Wronski if he would be interested in serving as Vice Chair. Commissioner Wronski explained it will be his last year on the Commission and that he felt someone else should serve and indicated he would decline a nomination. Nominations ceased.

A motion was made by Sue Guerber, seconded by Commissioner Hintz, to cast a unanimous ballot to appoint Commissioner Langer as Vice Chair. A vote was held, and the motion carried unanimously by a vote of 6:0.

Chair Seaberg thanked Commissioner Wronski for his service and thanked everyone for attending the meeting.

6. Approval of Agenda

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

7. Approval of Minutes

A. Motion to Approve November 18, 2025, Regular Meeting Minutes.

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

8. Public Comment

Chair Seaberg reviewed the public comment procedure.

Chair Seaberg opened the public comment period.

No one wished to address the Commission.

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

9. Motions & General Business

A. Board and Commission Training

Planning Manager Steve Kohn introduced the training before the commission viewed the presentation. Along with the videos, the commission received packets with this information. Videos included the following topics: Overview of Cities Boards and Commissions, Meetings and Workshops, The Main Motion & 8 Steps of Voting, How To Amend a Motion, Roles and Responsibilities of the Members and the Chair, and the Open Meeting Law.

Chair Seaberg and other Commissioners commented on how well the video series was done.

B. Discuss 2026 – 2030 Five-Year Work Plan Development and Set Date for 2026 Annual Workshop Meeting

Chair Seaberg introduced the item, and Staff Liaison Kohn explained the process. He indicated staff weren't seeking any decisions at this meeting but

rather to begin discussion to continue at the upcoming workshop and a future regular meeting.

Community Development Director Kyle Klatt offered some context about the plan. Director Klatt then reviewed the two major projects scheduled for the near future. These included a land development study and the need for additional housing for community members. Housing and economic development are currently the focus.

Commissioner Wronski commented on how well done and complete the information was. Chair Seaberg agreed with that comment and expressed his appreciation.

Commissioner Langer asked where non-profit groups would fit into the plan. Director Klatt explained that all these groups serve different purposes, and if they would like to see those groups separated, they would put that into the document.

Commissioner Roper commented that he feels those groups are appropriately represented in the material, including that Red Wing's motto is "Making Red Wing a Better Place to Live, Work, and Play."

Staff Liaison Kohn spoke about setting the date for the annual workshop meeting. Based on the group's availability, it has been set for February 25 at 5:30 p.m.

C. Discussion and Direction – Proposed Rezoning of Several Properties on the South Side of the Hwy 61/Spring Creek Road South Intersection.

Staff Liaison Kohn reviewed a presentation on this item. The consensus of the Commission was to schedule a public hearing in February to move ahead with a proposal to rezone six parcels to B-2, as supported by the 2040 Plan.

10. Communication Items

A. Status Report.

Manager Kohn had no updates at this time.

Director Klatt reported out on a few upcoming items.

Chair Seaberg asked about the current vacancy on the Commission. Liaison Kohn reported that Mayor Gary Iocco is working on filling this position.

B. Commissioner Comments.

Director Klatt encouraged Commissioners to reach out if they had any questions about their roles on the Commission.

Commissioner Goggin reported out on a few items: the passing of non-residential zoning amendments; the railroad quiet zone project moving forward; and many

more workshops scheduled for the City Council, so this group will hear about items before their actual meetings.

C. Council Liaison Comments.

Council Liaison Kohn had no additional comments at this time.

11. Adjournment

Chair Seaberg adjourned the meeting at 8:04 p.m.



Planning Commission Meeting, February 17, 2026



Agenda Item 9.C.

Public Hearing - Rezoning of Seven Parcels on the South Side of the Hwy 61/Spring Creek Road South Intersection

Action Requested

Motion to Adopt the Staff Recommendation, Recommending Approval of the Request

Prepared By

Steve Kohn, Planning Manager, February 11, 2026

Attachments

- Public Hearing Notice
- Existing Zoning Map
- Page 80, Chapter 4; 2040 Community Plan
- Aerial Photo with Potential Development Sites

Background

The Red Wing Advisory Planning Commission has initiated a Rezoning request that involves the proposed rezoning of seven (7) parcels located on Spring Creek Road South and South Service Drive, south of the Highway 61 and Spring Creek Road South intersection, from Single-Family Residential (R-1) and Two-Family Residential (R-2) to General Business (B-2). All seven (7) parcels are currently vacant; three (3) of the parcels are owned by Kwik Trip, Inc. and four (4) parcels are owned by the City of Red Wing. The parcel numbers of the impacted properties are: 55-835-1040; 55-835-1041; 55-835-1060; 55-865-0230; 55-865-0231; 55-865-0240; and 55-865-0250.

The request is supported by the Red Wing 2040 Plan/Comprehensive Plan and is listed in the Planning Commission's 2025-2029 Work Plan. The highway intersection construction work was substantially wrapped up in 2019 and right-of-way acquisition settlements were completed in 2022. The project created a new controlled intersection at Highway 61 and Spring Creek Avenue North/Spring Creek Road South/County 53. The project also involved the extension of North Service Drive and South Service Drive to provide stacking and safe connections to the surrounding neighborhoods.

In 2022, the Planning Commission reviewed and recommended approval of the rezoning of thirteen properties owned by the Siewert family northeast of the new intersection. The City

07.A.

Council approved the rezoning with the adoption of Ordinance No. 183, Fourth Series. All of the rezoned parcels were located south of the new North Service Drive extension and are adjacent to the Siewert family business. It was noted at the time that the Planning Commission would address the rezoning of several parcels at the south edge of the intersection in the near future.

In January of 2023, the Planning Commission discussed the process to move forward with a rezoning proposal and a letter was sent to the property owners that would be directly impacted (either owned a property planned for rezoning or shared a property line with a property planned for rezoning). Only one of the property owners responded to the January 2023 letter and the process stalled. The potential rezoning has been on the Planning Commission's work plans since.

The current zoning in the area south of the new intersection (see attached map) consists of B-2 General Business, R-1 Single Family Residential, and R-2 Two Family Residential. The construction of the new intersection and an extension of South Service Drive has impacted multiple parcels in regard to their potential for development or redevelopment.

Analysis

The new intersection project involved the removal of several single family homes along Spring Creek Road South and Helen Lane that were located on parcels zoned R-1. The vacant parcels or remnants, owned by the City of Red Wing, now sit adjacent to an existing commercial use, the Parkway Motel, and are not good candidates for residential development. The Parkway Motel property and two adjacent vacant parcels are zoned B-2.

The southwest corner of the intersection was bought multiple years ago for a potential convenience store/gasoline station location. Due to the projected volume of traffic and the substandard intersection, City staff informed the owner that a rezoning from R-2 to B-2 would not be supported until an improved intersection was constructed. This site consists of three parcels which are currently zoned R-2. The site appears to be better suited for commercial use/redevelopment due to its location adjacent to Highway 61 and the new intersection. These vacant parcels have been marketed for commercial development for multiple years, even though the zoning does not currently allow commercial development. The intersection was designed in a manner that would allow the southwest corner of the intersection to be developed for a higher intensity use and is a logical candidate for rezoning. The property is owned by Kwik Trip, Inc.

One single family house exists just to the south of the Kwik Trip Inc. property. This property is zoned R-2 and has a fairly small area available for redevelopment due to slope and floodplain issues. The property is owned by Alejandro Carrillo and Veronica Castellanos. This property could eventually be rezoned in the future to B-2 District, but can remain as a residential use, with residential zoning. Since this property is zoned residentially, development to the north would need to include buffering requirements. Staff is not currently recommending rezoning of this property.

It should be noted that floodplain issues could be a factor in potential development of the parcels west of Spring Creek Road South, as portions of the three parcels proposed for rezoning are adjacent to the Spring Creek floodplain.

07.A.

The 2040 Community Plan highlighted this area for possible redevelopment; see attached page 80, Chapter 4. The 2040 Plan encourages the development/redevelopment of commercial uses at all four corners of the intersection and thus also supports the rezoning of multiple properties to ensure adequate sites and compatible uses.

Please see the attached aerial photo showing potential redevelopment sites in the area.

Division 90-130 of the Zoning Ordinance allows the initiation of zoning map changes by the Planning Commission, City Council, or by application of any person with a legal or equitable interest in a property. The Planning Commission has initiated the rezoning process for the seven parcels. The City Council shall make the final decision regarding all zoning amendments and shall require a two-thirds vote of all its members.

The Planning Commission and City Council shall make findings with respect to the following prior to taking action on the request (recommended staff findings are in **bold**):

- 1) Whether the amendment is consistent with the Comprehensive Plan.
Chapter 4 of the 2040/Comprehensive Plan shows the seven parcels as Regional Commercial in the Planned Land Use Map. Page 80 of the Comprehensive Plan specifically illustrates commercial redevelopment of the seven parcels. The proposed B-2 zoning is consistent with existing zoning in the area and the planned uses in the area. The proposal is consistent with the Comprehensive Plan.
- 2) Whether the amendment is in the public interest and is not solely for the interest of a single property owner. **The proposed rezoning is in the public interest. The existing zoning is not consistent with planned future land uses in the area, per the Comprehensive Plan. The proposed B-2 zoning is consistent with the vision of the Comprehensive Plan for this area.**
- 3) Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property. **All seven parcels proposed for rezoning are currently vacant. The four parcels proposed for rezoning on the east side of Spring Creek Road South are adjacent to property already zoned B-2, and which currently has a commercial use. The proposal would result in B-2 zoned parcels on all four corners of the Hwy 61/Spring Creek Road South/Spring Creek Avenue North intersection.**
- 4) Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property. **The area has changed in character over the past several years due to the construction of the new controlled highway intersection and the removal of multiple residential structures prior to and during the intersection project. The area has been identified by the Comprehensive Plan as**

07.A.

one of the primary redevelopment sites in the City of Red Wing. These trends and the City's planned land use for the area support the proposed B-2 rezoning.

Staff Recommendation

Staff is recommending a motion to recommend approval of the rezoning of seven parcels, as proposed.

07.A.



PUBLIC HEARING NOTICE

Notice is hereby given that the City of Red Wing Advisory Planning Commission will hold a public hearing on Tuesday, February 17, 2026, at 7:00 p.m. in the City Council Chambers at City Hall to hear and make a recommendation on a Rezoning request initiated by the Red Wing Advisory Planning Commission. The request is supported by the Red Wing 2040 Plan/Comprehensive Plan and involves the proposed rezoning of seven (7) parcels located on Spring Creek Road South and South Service Drive, south of the Highway 61 and Spring Creek Road South intersection, from Single-Family Residential (R-1) and Two-Family Residential (R-2) to General Business (B-2). All seven (7) parcels are currently vacant; three (3) of the parcels are owned by Kwik Trip, Inc. and four (4) parcels are owned by the City of Red Wing.

Parcel Numbers of Impacted Property: 55-835-1040; 55-835-1041; 55-835-1060; 55-865-0230; 55-865-0231; 55-865-0240; and 55-865-0250.

Written or oral comments regarding the proposed Rezoning may be presented at this public hearing or filed with the City Clerk prior to this hearing. Each response will be duly considered and evaluated before any formal action is taken by the Planning Commission. If you wish to share a public comment at this meeting, you may also send an email with your comments by 3:00 p.m. on Tuesday, February 17, 2026, to steve.kohn@redwingmn.gov or by calling 651-385-3622 to leave your contact information and a voicemail with your comments. This meeting will also be held virtually; you may request a link or call-in number to join the meeting via Webex.

The public will have the opportunity to present comments on the Advisory Planning Commission's recommendations at a City Council meeting. The purpose of allowing comments is to provide the public with the opportunity to directly address the Council on the matter. The comment period cannot be used for the presentation of new information as all relevant information needs to be provided to the Advisory Planning Commission at the public hearing. If new information is presented to the City Council that was not considered at the public hearing of the Advisory Planning Commission, the Council may vote to send the matter back to the Advisory Planning Commission. All comments will be kept to the customary 3-minute limit. The City Council meeting is scheduled for 6:30 p.m. on February 23, 2026.

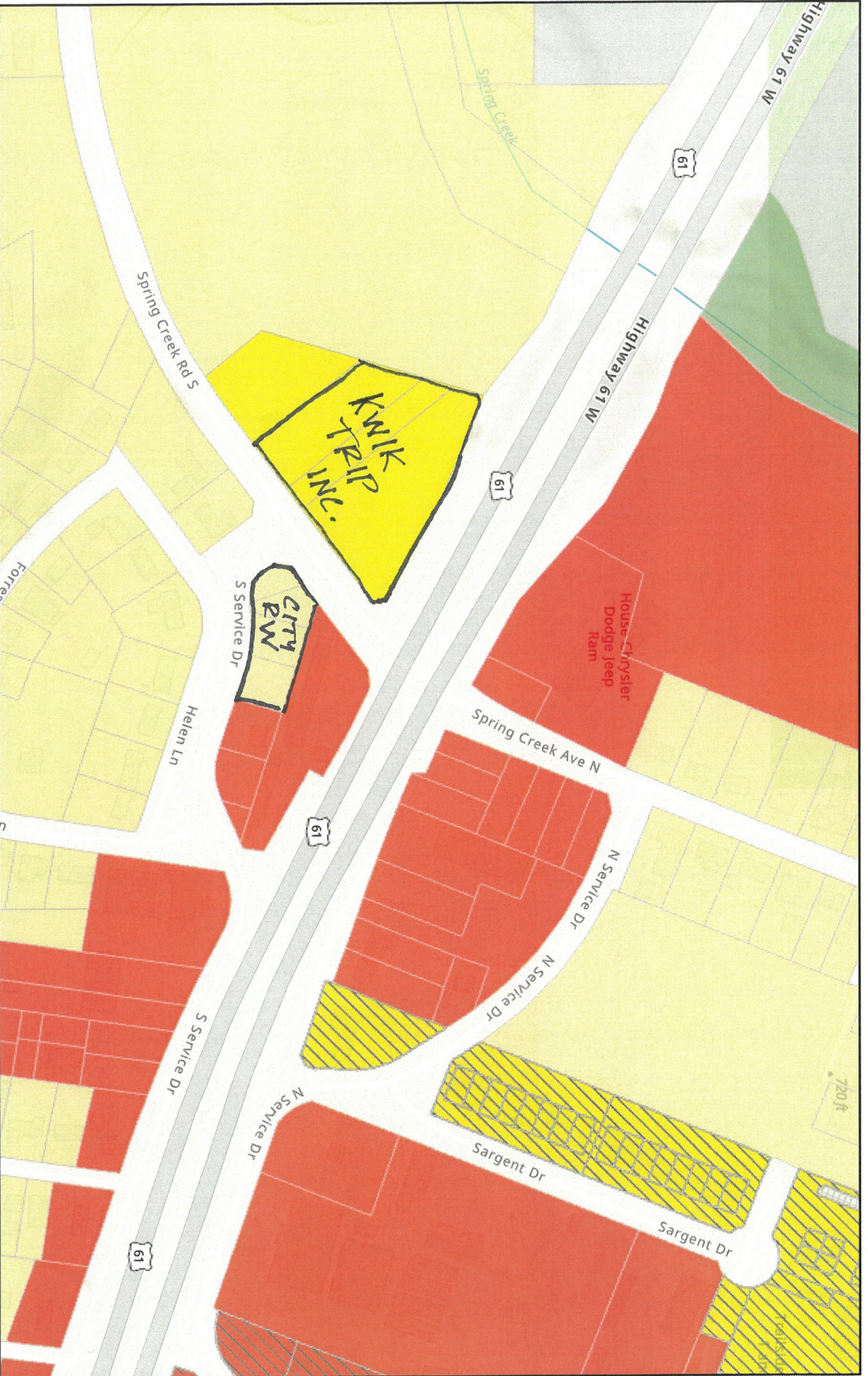
Melissa Hill
City Clerk
City of Red Wing, Minnesota

Date: **February 3, 2026**

Publish once in the Republican Eagle: **February 7, 2026**

NOTE: The City of Red Wing Zoning Ordinance requires that this notice be mailed to each of the owners of all property located within 500 feet of the property described above.

ArcGIS Web Map



2/11/2026, 11:04:09 AM

- Parcels
- B2-General Business
- R2-Residential Two (5-8 units/acre)
- Overlay PUD
- I-1-Light Industrial
- World_Hillshade
- R1-Residential One (3.5-5 units/acre)
- AC-Agriculture Conservation

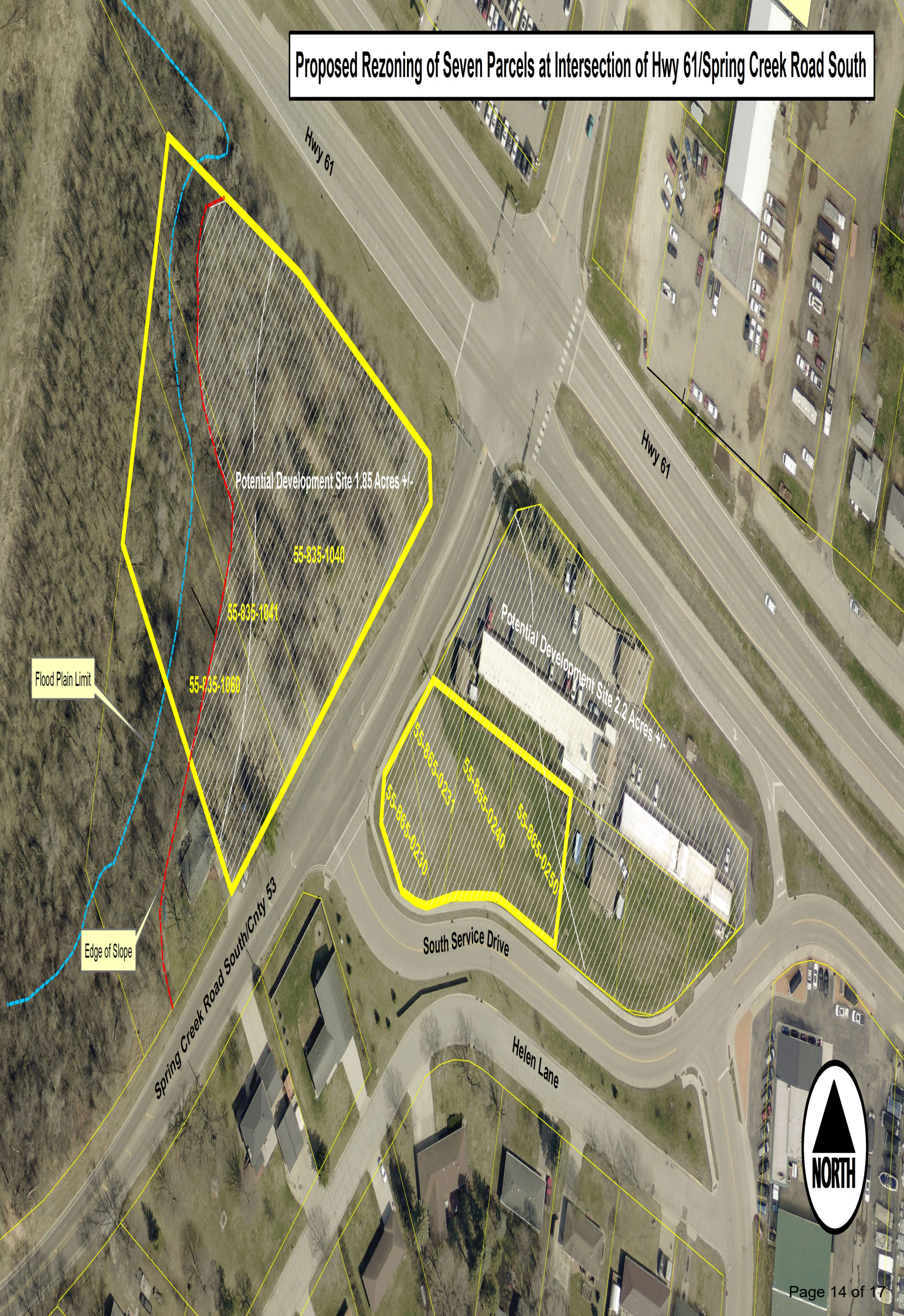
1:4,514

0 150 300 600 ft

0 45 90 180 m

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland.

Proposed Rezoning of Seven Parcels at Intersection of Hwy 61/Spring Creek Road South





TO: Red Wing Advisory Planning Commission Members

FROM: Brandy Howe, Community and Economic Development Facilitator

DATE: February 17, 2026

ITEM: 07.B.

Title

Review and direction – proposed zoning text amendments related to Emergency Housing, Halfway House, and Community Services definitions.

Attachments

N/A

Purpose

Staff is working on zoning text amendments to clarify and modernize land use definitions related to community services and community centers, emergency sheltering, and transitional housing, while maintaining consistency with the City's broader zoning framework and land use goals. Specifically, the amendments are intended to:

- Clearly distinguish emergency housing from residential uses and transitional housing.
- Update and refine the definition of halfway house to reflect contemporary transitional housing models.
- Maintain the integrity of community services as a non-residential use category, while avoiding unintended land use interpretations in residential zoning districts.
- Reduce ambiguity in use classification and improve administrative consistency when reviewing shelter- and housing-related proposals.

Discussion

In recent months, City staff have received several inquiries from public, nonprofit, and service-providers interested in establishing emergency sheltering, transitional housing, or related community-based service uses within the city. These inquiries have highlighted areas where existing zoning definitions do not clearly distinguish between service-oriented uses, assembly uses, and residential or lodging uses, creating uncertainty in how proposals should be classified and reviewed.

The proposed amendments focus first on clarifying and refining the relevant land use definitions to ensure consistent interpretation and predictable application of the Zoning Ordinance. Once the definitions are clearly established, staff intends to evaluate which zoning districts are most appropriate for each use type and what review processes should apply.

Community Centers and Community Services

The Zoning Ordinance currently groups a wide range of public, nonprofit, and charitable activities under the definition of *Community Services*, while also separately defining *Community Center* in a way that partially overlaps in practice. This overlap can create ambiguity in how service-oriented uses and assembly-oriented uses are classified, particularly when facilities include a mix of programming, meetings, and public access.

The proposed definitions more clearly distinguishing between uses primarily engaged in the delivery of services (*Community Services*) and those primarily designed for public assembly, recreation, or civic gathering (*Community Center*).

Existing Definition

Community Services. Establishments of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time (for instance, any senior citizen could join a senior center). The use may also provide special counseling, education, or training of a public, non-profit, or charitable nature. Accessory uses may include offices, meeting areas, food preparation areas, parking, health and therapy areas, day care uses, and athletic facilities. Examples include libraries, museums, senior centers, community centers, police stations, fire stations, social service facilities, post offices, and environmental centers.

Proposed Definitions

Community Center. A place, structure, or facility designed and operated primarily for public assembly, recreation, social interaction, or civic engagement, and intended to accommodate gatherings, events, classes, or activities serving significant segments of the community. Community Centers may include facilities for meetings, performances, recreation, educational classes, or social events, and may be operated by public, nonprofit, or private entities. Accessory uses may include offices, meeting rooms, food preparation or concession areas, athletic or recreational facilities, and parking. Community Centers do not include facilities primarily engaged in the delivery of social services, counseling, or assistance, which are classified as Community Services.

Community Services. Establishments of a public, nonprofit, or charitable nature that provide social, civic, educational, health, cultural, or humanitarian services to the general public or defined community populations. Community Services are characterized by the delivery of services, programs, counseling, or assistance, rather than by assembly, recreation, or residential occupancy. Community Services generally provide services on site or have employees present on a regular basis, and such services are ongoing rather than limited to special events. Accessory uses may include offices, meeting rooms for program activities, food preparation areas, parking, health and therapy areas, and day care uses. Community Services do not include facilities primarily designed for public assembly, recreation, or social gathering, which are classified as Community Centers.

Emergency Housing

The Zoning Ordinance does not currently include a definition that clearly addresses facilities providing short-term, emergency sleeping accommodations without establishing residency. The

proposed definition of *Emergency Housing* is intended to fill this gap by distinguishing emergency sheltering from residential, transitional, and institutional housing uses.

Proposed Definition

Emergency Housing. A facility that provides temporary, short-term sleeping accommodations to individuals or households on an as-needed basis, operated under continuous staff supervision, and intended to address immediate housing instability or emergency shelter needs. Emergency Housing does not establish residency, tenancy, or dwelling units, and is not intended for long-term habitation. Occupancy is temporary and episodic, without the assignment of permanent rooms or beds, and without the formation of a household or living unit as defined by this Chapter. Emergency Housing may include limited ancillary services incidental to overnight accommodation, such as supervision, basic hygiene facilities, or referrals to external services, but shall not function as transitional housing, permanent housing, a halfway house, or a group residential facility.

Halfway House

The existing definition of *Halfway House* reflects older terminology and does not clearly distinguish this use from other residential or institutional housing types. The proposed revision modernizes the definition and clarifies its residential and transitional nature.

Existing Definition

Halfway House. An establishment providing accommodations, rehabilitation, counseling, and supervision to persons suffering from alcohol or drug addiction, to persons reentering society after being released from a correctional facility or other institution, or to persons suffering from similar disorders.

Proposed Definition

Halfway House. A residential facility that provides time-limited housing and structured supervision to individuals transitioning from incarceration, institutional care, or treatment programs to independent living. A Halfway House is intended to support rehabilitation, reintegration, and stabilization through a combination of housing, supervision, and required participation in programs or services. Occupancy in a Halfway House is residential in nature, may involve assigned sleeping rooms or beds, and may include conditions of stay such as curfews, program participation, or behavioral requirements. A Halfway House is not a correctional facility, but may operate pursuant to court orders, agency referrals, or contractual agreements with public or nonprofit entities.

Next Steps

Staff is seeking Planning Commission feedback on the proposed definitions prior to initiating a formal zoning text amendment process.