

**Red Wing Advisory Planning Commission
Regular Meeting
City Council Chambers
February 17, 2026**

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

Commissioners Absent: All members in attendance

Others Present: Steve Kohn, Planning Manager / Staff Liaison; Kenzi Reuter, the Executive Director of Hope and Harbor; and Janet Hansmeier, the President of Hope and Harbor

Call to Order

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

1. Pledge of Allegiance

Chair Seaberg led the recitation of the Pledge of Allegiance.

2. Roll Call

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

3. Approval of Agenda

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

4. Approval of Minutes

A. Motion to Approve January 20, 2026, Regular Meeting Draft Minutes.

A motion was made by Commissioner Susan Langer, seconded by Commissioner Brad Wronski, to approve the regular meeting minutes as amended, with the spelling correction on page 3, paragraph 4, from "Roper" to "Soper." A vote was held, and the motion carried unanimously, 6:0.

5. Public Comment

Chair Seaberg reviewed the public comment procedure.

No one wished to address the Commission.

Commissioner Hintz made a motion, seconded by Commissioner Soper, to close the public comment portion of the meeting. A vote was held, and the motion carried unanimously, 6:0.

6. Motions & General Business

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

Staff Liaison Steve Kohn reported there was no response from the public concerning the rezoning of this project. The parcels west of Spring Creek Road South were purchased by Kwik Trip a little over 20 years ago, and they wanted to put a store there. However, it was a dangerous intersection, and the City would not approve a rezoning without the highway intersection being improved. Staff Liaison Kohn stated that in the 2040 plan, this is shown as a priority development site; he referred to the map to provide a general idea of the space involved in the project. Staff Liaison Kohn stated that about 1.85 acres on the west side of Spring Creek Road South could be developed into a commercial site, with some limitations due to slope and floodplain. The potential redevelopment site on the east side of the road, including City of Red Wing parcels proposed for rezoning plus parcels owned by the motel total approximately 2.2 acres. In 2024, letters were sent to impacted property owners in the area, only Kwik Trip responded and were in favor of rezoning. Some screening would need to be put in place to separate the residential uses and districts from the potential commercial uses. A memo was prepared for the Commission's consideration.

Commissioner Wronski stated that this Commission had ample time to discuss this last month. Commissioner Langer agreed there is no reason not to move ahead with this.

A motion was made by Commissioner Wronski, seconded by Commissioner Guerber, to recommend approval of the rezoning of seven parcels, as proposed. A vote was held, and the motion carried unanimously, 6:0.

B. Review and Direction – Potential New Zoning Definition and District Allowances for Uses, including Homeless/Emergency Housing Shelters.

Staff Liaison Kohn referenced a memo included in the packet of information provided for the Commission. Several definition changes have been proposed regarding halfway houses, community services, community centers, and emergency housing. At next Wednesday's workshop, this will be discussed in length. The definition of emergency housing is as follows: "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 a permanent room or beds, and without the formation of a household or living unit as defined in 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 group residential facility.

Staff Liaison Kohn stated the existing definition of a halfway house is as follows: "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". The proposed definition of a halfway house is "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 designed 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 it may operate pursuant to court orders, agency referrals, and contractual agreements with public or nonprofit entities."

Commissioner Langer stated that the City's definitions need to align with government structures and be more clear. Commissioner Wronski would like to discuss more about what is being defined as a halfway house and the classification of a group home. Staff Liaison Kohn stated that a group home with supervision must be permitted in residential districts in Minnesota. The people living there are treated like family within the neighborhood. There are several houses in Red Wing for people who are in treatment. They are being treated as a family, which is defined as five or fewer people who are not related but live in the same household. There is no programming and no supervision, so it is not considered a halfway house. A halfway house could mean people live there for months or years, but it is not considered a long-term solution.

Chair Seaberg questioned the difference between emergency housing and what happens at the Presbyterian Church, for example, for a couple of weeks during the Hope and Harbor season. This is different, and this would be a use at a specific property. Staff Liaison Kohn stated that the churches do this now as an ancillary use, which benefits individuals and the community.

Staff Liaison Kohn reminded the Commissioners that the workshop is from 5:30 to 7:30 next Wednesday, where all of this would be discussed further.

Commissioner Soper asked whether there were any current projects that would be impacted if the Commission decides to change some of the definitions as suggested in their information packet. Staff Liaison Kohn stated that, in both existing and suggested definitions, these places are operated primarily for public assembly, public use, or non-profit purposes. They are also charitable in providing services to the community, unlike a membership organization that could actually deny membership based on certain criteria. This is more community-based.

Commissioner Wronski would like more details and the possibility of renaming a halfway house. Commissioner Langer agreed that using the term “halfway house” raises red flags for neighbors and is excited to see these definitions reviewed.

Staff Liaison Kohn asked the Commissioners for input and research on whether they have any suggestions. The Commissioners agreed that they did not want the halfway house definition to create a negative connotation.

Kenzi Reuter, the Executive Director of Hope and Harbor, and Janet Hansmeier, the President of Hope and Harbor, were asked to comment at this meeting. Commissioner Langer asked whether they use the term "emergency housing" or have a different name for it. They stated they do use the term "emergency housing." Executive Director Reuter has read through the definition and feels it is appropriate as written. The suggestion for the term “halfway house” would be to use “transitional housing” instead. Commissioner Wronski feels the transitional housing is already defined for people getting out of a bad situation and asked whether there is a level of supervision at this time where the person would be monitored and supported, as that is a crucial distinction that doesn't fit the halfway house definition. Commissioner Wronski also suggested using the term “supportive residential facilities,” as he managed some in Wisconsin.

C. Discussion and Direction – Potential New Zoning Regulations Regarding The Use of Goats for Conservation Management Efforts.

At this time, no goats or farm animals are allowed in any district, except agricultural districts. Staff Liaison Kohn spent some time researching the item, and he discovered a nonprofit called “Goats on the Go.” Staff Liaison Kohn was able to obtain some model ordinances from this group and also learned that some communities do not require a permit at all, but just allow it to occur on a temporary basis. Staff suggested it may be better to take a different route and not create a whole list of regulations, or require a permit. Chapter 10 and the Zoning Ordinance both address farm animals, so there would need to be a couple of minor changes to both. It would be much quicker and easier to make those changes, and if there were a problem, the Commission could always go back and create new rules if necessary.

The Commission's consensus was to move forward with the recommended direction.

D. Discussion and Direction - Potential New Zoning Definition and District Allowances for Small Food Processing Establishments.

Staff Liaison Kohn stated that a potential business is considering a move to Red Wing in a B-2 District, and it would be a significant reinvestment in the community. This business would produce baked goods, but would not necessarily have a retail component. At this time, there is no definition for this type of business that is allowed in the B-2 or B-3 Districts, which would mean creating a new definition. Staff asked if this definition should include at least a

small amount of retail. The Commission should consider if there is a maximum amount of square footage the use should allow in order to operate in a non-industrial area. This new definition would apply to both B-2 and B-3 districts.

Commission Soper inquired whether defining something for someone new to the area would lead other businesses to no longer need storefronts, or whether it would be retroactive at this point. Staff Liaison Kohn stated that not requiring a storefront presence is not necessarily what is wanted for downtown, and he felt storefronts should be kept in these areas. Kohn suggested a definition that includes existing food processing businesses that are already located in or near downtown.

7. Communication Items

A. Status Report.

Staff Liaison Kohn reminded the Commissioners about the workshop on Wednesday, February 25, from 5:30 to 7:30. An agenda will be forthcoming by the end of the week to the Chair and the Vice Chair. In addition, updated information on current and future projects will be provided at the workshop.

B. Commissioner Comments.

Commissioner Wronski asked to be excused from the March meeting.

C. Council Liaison Comments.

Council Liaison Ron Goggin was not present.

8. Adjournment

Chair Wronski adjourned the meeting at 7:48 p.m.