

**Workshop Meeting of the Red Wing Advisory Planning Commission
Community Development Building
February 25, 2026**

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

Commissioners Absent: None (One seat currently vacant)

Others Present: Kyle Klatt, Community Development Director; Steve Kohn, Planning Manager/APC Staff Liaison; Brandy Howe, Community Development and Economic Development Facilitator; and Council Liaison, Ron Goggin

1. Call to Order

Chair Seaberg called the meeting to order at 5:30 p.m.

2. Roll Call

All commissioners were present.

3. Workshop Items

3.A. – Discuss 2026-2030 Five-Year Work Plan. Klatt and Kohn led a brief discussion on the draft work plan that the Planning Commission has previously seen and commented on. Klatt reinforced that “housing” is a priority for the work plan. Kohn indicated that most of the discussion items on the workshop agenda are covered in the draft work plan and that any work plan revisions needed can be addressed at the end of the workshop meeting. Staff intends to have the work plan on the March 17, 2026, regular meeting agenda for approval.

3.B. – Discuss Land Development Study and Planning Commission Involvement. Klatt recapped the Minnesota Department of Employment and Economic Development (DEED) energy transition grant that the City received to complete plans for future economic development and growth in the City. The City has hired NEOO Partners out of St. Paul to lead the study and plans. Klatt discussed what topics will be covered by the study and resulting plans, including market analysis, specific site analysis, Port/waterway topics, and possible annexation. Planning Commission involvement and review of final plans were discussed. Klatt indicated that the project is scheduled to be completed by the end of 2026 and that the resulting plans will be important to developing the next comprehensive plan.

3.C. – Discuss Potential New Zoning Definitions and District Allowances for Uses Including Homeless/Emergency Housing. Howe led a brief overview and discussion on the topic. A written summary of the potential amendments were provided to the Planning Commission. The discussion focused more on district allowances than revised definitions, as the Planning Commission previously

reviewed the proposed definition revisions and came to the consensus that they were appropriate. Staff and the Planning Commission, along with representatives of Hope and Harbor who were in attendance, indicated that district allowances should focus on areas with nearby services available for individuals utilizing emergency housing or transitional sites. More discussion will take place at a later date prior to scheduling a public hearing for the proposed amendments.

3.D. – Discuss Potential New Zoning Definition and District Allowances for Small Food Processing Establishments. Kohn led a brief overview and discussion regarding the topic. Staff is working on a proposal that would clarify how small food processing facilities would be defined and regulated by the Zoning Ordinance. A potential new business is looking at a B-2 zoned site in town to produce baked goods that will mainly be sold off-site and current definitions do not clearly address the use. Staff indicated that several existing businesses in the downtown are similar and that potential text amendments could better address their current uses as well. Discussion focused on whether a retail component should be required, storefront requirements, maximum square footage, and possible logistic issues in commercial districts. Staff will provide additional information for review at a future meeting.

3.E. – Discuss Potential Rezoning Sites for Residential Development. Howe led a brief overview and discussion regarding the topic. The discussion focused on potential RM-3 sites; a suitability review list was provided to the Planning Commission for discussion purposes. Staff created the list based on several criteria and provided a preliminary ranking for discussion.

3.F. – Discuss Status of Existing Potential Redevelopment Sites. Staff provided a status report on several redevelopment sites, including the Highway 19/61 site, Jefferson School, malting building, and Bay View.

4. Adjournment

Chair Seaberg adjourned the meeting at 7:47 p.m.