

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

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

Commissioners Absent: Commissioner Brad Wronski (excused absence)

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

1. Call to Order

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

2. Pledge of Allegiance

Chair Seaberg led the recitation of the Pledge of Allegiance.

3. Roll Call

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

Commissioner Wronski previously indicated he would be absent.

4. Approval of Agenda

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

5. Approval of Minutes

A. Motion to Approve February 17, 2026, Regular Meeting Draft Minutes.

B. Motion to Approve February 25, 2026, Workshop Draft Minutes.

A motion was made by Commissioner Guerber, seconded by Commissioner Langer, to approve the regular meeting minutes from February 17, 2026, and the workshop meeting minutes from February 25, 2026, as presented. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

6. Public Comment

Chair Seaberg reviewed the public comment procedure.

No one wished to address the Commission.

A motion was made by Commissioner Langer, 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: Building Setback Variances at 5840 Collischan Road.

Planning Manager Kohn provided background information. Manager Kohn stated the first item is a variance request submitted by Red Wing Construction on behalf of Bill and Kelsey McDonald for the property at 5840 Collischan Road. Manager Kohn explained that three variances are involved, all related to existing buildings on the site. The existing home on the property is vacant, in poor condition, and uninhabitable; the applicants intend to demolish it and convert two former art studios, formerly belonging to an internationally known artist, into living space. The western studio would become the principal structure, with a kitchen and sleeping space added. The northeastern studio would be used as living space without sleeping quarters and would remain an accessory building. Because the change of use reclassifies one accessory building as the principal structure, a two-foot variance is required for the northeastern studio, which sits eight feet from the new principal structure rather than the required 10 feet. Manager Kohn noted that the applicant and contractor are aware that special fire-rated construction may be required to meet building code, and staff will work with the building official and building inspector to ensure proper fire ratings.

Manager Kohn described the second variance, involving the garage/shed on the southern portion of the property. The western portion of the garage will be retained and given a new roof; the eastern section will be rebuilt in essentially the same footprint, shifted slightly south to maintain a consistent seven-foot setback across the structure. This requires a three-foot variance from the required 10-foot setback. Manager Kohn described the third variance, related to the front yard setback from Collischan Road. The property is unusual in that Collischan Road runs through the middle of the parcel, and there is a 100-foot-wide strip of property, formerly a railroad right-of-way, between the road and the lower portion of the property. Staff assumed a 66-foot right-of-way consistent with the National Register reference and the surveyor's notation, placing the front yard setback at 50 feet. The corner of the existing and proposed garage/shed sits approximately 30 feet, four inches from the right-of-way, requiring a variance from the 50-foot standard. Manager Kohn stated that staff from Community Development, Engineering, Police, and Public Works reviewed the application and had no concerns. Staff recommended adoption of Resolution No. 2026-1.

Commissioner Langer asked whether there is any concern about flooding given the property's location near the floodplain. Manager Kohn stated that the floodplain is located to the south of the building area and that the buildings sit at a higher elevation; the floodplain does not affect the area where the buildings are located.

Commissioner Soper asked whether the easement situation along Collischan Road poses any future risk to the property owners' ability to use the property.

Manager Kohn stated that the buildings remain more than 30 feet from the right-of-way, which is a reasonable setback, and that the road serves only a small number of residential properties and a boat launch. Manager Kohn noted that while there has been some discussion of a trail corridor from Red Wing to Hastings, other routes along the railroad are more likely, and the road itself is narrow with significant grade constraints that make widening unlikely.

Chair Seaberg opened the Public Hearing.

No one wished to address the Commission. No written comments had been received prior to the hearing, and no one was present online via Webex.

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

Planning Manager Kohn reviewed the next steps in the process and the anticipated timeline.

Commissioner Langer expressed enthusiasm for the project, comparing it to renovation programs that transform historically significant structures in unique settings. Commissioner Guerber agreed.

Commissioner Soper stated his question to Manager Kohn was intended to ensure the owners would not face future complications with their investment. Chair Seaberg noted appreciation for the information provided regarding fire code compliance, which had been his primary concern.

A motion was made by Commissioner Langer, seconded by Commissioner Soper, to adopt the Findings of Fact and approve the variance request as presented. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

B. Public Hearing - Building Setback Variance and Parking Variance at 1121 Central Avenue.

Planning Manager Kohn provided background information. Manager Kohn stated the second variance request was submitted by Andrew Snyder of 1121 Central Avenue. The request involves two variances: a building setback variance to allow the construction of an exterior stairway along the southern property line with a 2-foot side yard setback, and a parking variance to allow the accessory apartment and the principal single-family use to share the existing off-street parking. Manager Kohn explained that an accessory apartment above the attached garage was constructed prior to the applicant purchasing the property approximately seven years ago. The unit was never permitted and was not registered in the City's Rental Housing Program. The applicant learned of this after purchase, the tenant moved out, and the unit has been vacant for

approximately six to seven years. The applicant would like to rent the unit again and is working through the permitting process to do so.

Manager Kohn explained that the property currently has an internal stairway providing access to the upper unit. The applicant would like to close off that interior access and construct an exterior stairway along the southern property line to an existing upper-level door. Because the garage sits six feet from the property line, the proposed three-foot-wide stairway with landing would result in a two-foot setback, where eight feet is normally required. Manager Kohn noted that the property has a long, narrow single-lane driveway that can accommodate up to three stacked vehicles plus one interior garage stall, for a total of four spaces. However, stacking is not permitted when two separate dwelling units share parking. Expanding the driveway to the south is not feasible due to a steep bank and limited space, and expanding into the front yard is not permitted by the Zoning Ordinance. Manager Kohn stated that staff from Community Development, Engineering, Police, and Public Works reviewed the proposal and had no concerns. Staff recommended adoption of Resolution No. 2026-2.

Commissioner Langer asked whether the neighbors had been contacted. Manager Kohn stated that the applicant had intended to reach out to the neighbors but that no response had been received, and no one was present at the meeting or online via Webex.

Commissioner Langer noted that the stairway would require some excavation into the hillside to accommodate footings. Manager Kohn confirmed that the construction will be tight given the slope, and that leaving the stairway indoors was the only alternative, which the applicant wishes to avoid.

Chair Seaberg opened the Public Hearing.

No one wished to address the Commission. No written comments had been received prior to the hearing, and no one was present online via Webex.

A motion was made by Commissioner Guerber, seconded by Commissioner Soper, to close the Public Hearing. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

Commissioner Guerber stated the applicant clearly faces practical difficulties given the topography of the land and the relationship of the property to the neighboring structure, and expressed support for the request.

Commissioner Soper noted that the elevation difference between the properties reduces any privacy impact from the stairway, as the neighboring property sits at a similar grade, and stated he saw no reason to deny the request. Chair Seaberg expressed support as well.

A motion was made by Commissioner Hintz, seconded by Commissioner Guerber, to adopt the Findings of Fact and approve the variance request as presented. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

C. Adopt 2026-2030 Five-Year Work Plan.

Planning Manager Kohn stated the 2026-2030 Five-Year Work Plan has been reviewed by the Commission over the past several weeks, and no changes have been made since the last review. Manager Kohn requested a motion to adopt the work plan as drafted.

Chair Seaberg invited comments or additions from the Commission. None were offered.

A motion was made by Commissioner Guerber, seconded by Commissioner Hintz, to adopt the 2026-2030 Five-Year Work Plan as drafted. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

D. Discussion and Direction – Potential Definition Revisions and District Allowances Related to Emergency Housing, Supportive Transitional Housing, Community Center, Community Services, and Small-Scale Food Production.

Planning Manager Kohn provided background information. Manager Kohn stated this item has been discussed at the Commission's last several meetings and at the February 25, 2026, workshop. Manager Kohn noted that Community and Economic Development Facilitator Howe prepared the majority of the draft ordinance, with additional editing by Manager Kohn. Manager Kohn reviewed the proposed changes on screen, noting that no substantive changes have been made since the last review.

Manager Kohn explained that the definition of Community Center is being moved from the general definitions section (Section 10-020) to the use definitions section (Section 10-040) to make it an active use definition. The existing definition of Community Services is being replaced with a revised definition that more clearly distinguishes service delivery from assembly and recreation. A new definition for Emergency Housing is being added to address temporary, short-term overnight accommodations, a use that was removed from the Community Services definition approximately ten years ago and has not been addressed in the Code since. Manager Kohn noted that representatives of Hope and Harbor reviewed the Emergency Housing definition at the workshop and found it appropriate.

Manager Kohn reviewed the proposed district allowances. For residential districts, Supportive Transitional Housing, formerly defined as a halfway house, would not be permitted in R-1 but would be a conditional use in all other residential districts, consistent with current regulations. Community Center would

not be permitted in R-1 but would be a conditional use in all other residential districts. Emergency Housing would not be permitted in R-1, R-2, or R-M1, but would be allowed as a conditional use in R-M2 and R-M3. For commercial and mixed-use districts, Supportive Transitional Housing would not be permitted in B-1, the Riverfront District, or the MC and MCT districts, but would be a conditional use in B-2, B-3, and the Civic district. Community Center would be a certificate of compliance in most commercial districts, with the exception of B-1 and the Riverfront District. Community Services would be permitted in all districts. Emergency Housing would not be permitted in B-1, B-2, the MC, MCT, or Riverfront districts, but would be a conditional use in B-3 and the Civic district.

Manager Kohn reviewed the proposed regulations for Small-Scale Food Production, noting the square footage threshold was reduced from 20,000 to 12,000 square feet to better reflect the scale appropriate for B-2 and B-3 districts. Manager Kohn stated that any Small-Scale Food Production use on the ground floor in the Downtown Historic District would be required to maintain a retail component and active street presence. Wholesale distribution would be permitted only in connection with on-site production.

Manager Kohn reviewed the additional performance standards proposed for Supportive Transitional Housing (Section 55-165) and Emergency Housing (Section 55-166), including prohibitions on ground-floor locations in the Downtown Historic District and the Red Wing Historic Mall District, and requirements for supervised and screened outdoor gathering areas.

Commissioner Langer asked about the "P7" notation in the district allowance chart. Manager Kohn explained that P7 refers to uses that are permitted only if they are part of the Upper Harbor Master Plan, as the Riverfront District was approved with reference to that plan and only uses specifically called out in it are allowed.

Commissioner Soper asked for examples of R-M1 zoning in Red Wing. Manager Kohn stated that most multifamily buildings in the City, including those near Southeast Technical College, are zoned R-M1. Manager Kohn noted that R-M2 properties are limited, and there is currently no R-M3 zoning in the City.

Commissioner Soper asked for examples of MC and MCT zoning. Manager Kohn stated that the MC district runs along Old West Main Street from the stoplight at Main Street to just past Jefferson Street, and then continues on the far side of Withers Harbor Drive. The MCT district covers the stretch of Old West Main Street between those two MC segments, running to Withers Harbor Drive.

Chair Seaberg invited comments from representatives of Hope and Harbor who were present in the audience. A representative of Hope and Harbor stated that the definitions work well for their organization and that the district allowances appear appropriate.

The Commission expressed general support for the draft ordinance and directed staff to schedule a public hearing at the April meeting.

E. Discussion and Direction – Potential RM-3 Rezoning Sites.

Planning Manager Kohn provided background information. Manager Kohn stated that staff has identified four sites that rose to the top of a suitability review based on criteria including connectivity and utility availability, and that these sites were discussed at the February 25, 2026, workshop. Manager Kohn noted that a land development feasibility analysis is currently underway and that it may be premature to schedule public hearings on rezonings at this time.

Manager Kohn described the four sites. The first site is a vacant platted lot to the west of Menards in the MedTech Park, currently zoned B-2 and part of the Menards Planned Unit Development (PUD), but shown as high-density residential in the Comprehensive Plan. Manager Kohn noted the site has some elevation challenges and that access could potentially be provided from Old Tyler Road rather than through the Menards lot. Community Development Director Klatt noted that the site was originally anticipated for commercial use but has remained vacant for approximately 20 years, and suggested that amending the PUD to allow multifamily residential while preserving some flexibility could be worth exploring. Commissioner Langer stated this is her preferred site and asked about its size. Director Klatt stated the site is between seven and eight acres.

Manager Kohn explained that the second site is the former Bayview Nursing Home property, located north of the former St. John's Hospital site. Manager Kohn stated the site's density potential lies in its height, as the property is four to five stories from the alley but only two stories from 4th Street due to the slope. Director Klatt noted that two developers have looked at the building; one indicated the building is not reusable and would require demolition with financial assistance to make the project viable, while the second indicated a conversion might be possible but would require significantly higher density than currently allowed.

Commissioner Langer asked about the size of the Bayview site. Manager Kohn estimated it is approximately one and one-quarter to one and one-half acres.

Commissioner Langer also asked whether there had been any discussion of a boutique hotel use. Manager Kohn stated that while that discussion has come up for other downtown-adjacent sites, the Bayview site's distance from other commercial uses would make a hotel use less viable there.

Manager Kohn stated the third site is the Jefferson School property, currently zoned R-2. Manager Kohn stated the Port Authority is completing due diligence on the property, including a Phase One environmental review and a building

condition assessment. Director Klatt stated the Port is also investigating whether the building qualifies for listing on the National Register of Historic Places, which would open up historic tax credit opportunities. Director Klatt noted the Port has until approximately the end of June to decide whether to proceed with acquisition, and that developer outreach and a potential Request for Proposals process would follow. Director Klatt stated the Comprehensive Plan's goal is to preserve the school building if feasible. Manager Kohn noted the site is approximately two acres, including potential parkland.

Manager Kohn added that the fourth site is the Briarwood Planned Unit Development, which is approximately one-third developed after more than 20 years. Manager Kohn described the potential to concentrate higher-density development on the point of the Briarwood site, which has views and proximity to commercial activity, while allowing single-family or townhouse development in other portions of the PUD. Connecting Kosec Drive through to the Briarwood area would benefit the broader neighborhood by improving utility access and reducing traffic pressure at the existing service road intersection.

Chair Seaberg noted that the Commission's chair and vice chair have been asked to participate in the land development feasibility analysis being conducted by the City's consultant, NEOO Partners. A meeting with the consultant had been scheduled but was postponed due to the blizzard and has been rescheduled for March 30, 2026, at 1:00 p.m. Chair Seaberg noted that up to three Commission members may attend without triggering open meeting requirements, and asked for a third volunteer.

Commissioner Guerber indicated availability. Commissioner Soper indicated he was not available.

Chair Seaberg confirmed that he, the vice chair, and Commissioner Guerber would attend.

Director Klatt stated that the City Council has emphasized the desire to see the Planning Commission move forward with action on residential rezonings in the first half of the year, and that staff intends to continue reporting to the Commission on these sites as the feasibility analysis progresses. Director Klatt agreed that it is premature to schedule hearings at this time but indicated the Commission should expect further discussion in the coming months.

Commissioner Soper thanked staff for keeping the Commission accountable to the work plan.

Commissioner Langer expressed that the work feels increasingly tangible and that the volume of information and the number of sites under consideration reflects significant effort by staff.

Chair Seaberg thanked the Commission and staff for their work on this item.

8. Communication Items

A. Status Report.

Community Development Director Klatt provided updates on several redevelopment projects.

Director Klatt reported that the City Council awarded a demolition contract for the former research building at the Highway 19/61 site at its meeting last month. Pre-demolition permitting activities have been completed, and the contractor is expected to begin demolition work the following week, weather permitting. Director Klatt noted that the City has secured a Memorandum of Understanding from MnDOT related to a right-of-way line adjustment and access issues on the site, and that a replat will be brought before the Planning Commission later in the year. Director Klatt noted that the City is also working to preserve the ability to use Tax Increment Financing (TIF) for future redevelopment on the site, which requires that a portion of the area remain covered by substandard buildings at the time a TIF district is created.

Director Klatt reported that the Port Authority is completing due diligence on the Jefferson School property, including a Phase One environmental review, building condition documentation, and an investigation into National Register of Historic Places eligibility. The Port has until approximately the end of June to decide whether to proceed with acquisition. Developer outreach and a potential Request for Proposals process would follow.

Director Klatt reported that the Hope Heights development, the former hospital site on 4th Street approved by the City Council last year, is still working through a development contract with City staff. The developer was not successful in obtaining a utility grant from the State but is pursuing additional fundraising. Director Klatt noted that one lot off of Minnesota Street is already platted and buildable, and the developer is working to secure a building permit for the first structure on that lot.

Director Klatt reported that the Maltrey development project is still proceeding. Extensions through the end of June have been tentatively granted on the City's grant through the Minnesota Department of Employment and Economic Development. Some initial demolition work is expected to begin on the site within the next one to two months.

Director Klatt provided an update on the Office of Energy Transition Grant study being conducted by NEOO Partners. The consultant has completed preliminary analysis and is planning a site visit to Red Wing on March 30, 2026, to meet with staff and stakeholders, including up to three members of the Planning Commission.

B. Commissioner Comments.

Chair Seaberg noted that Commissioner Hintz is dealing with a health matter and asked the Commission to keep him in their thoughts. Chair Seaberg also wished the Commission well for the upcoming baseball season.

C. Council Liaison Comments.

No additional commissioner comments were offered.

9. Adjournment

Chair Seaberg adjourned the meeting at 8:18 p.m.