Red Wing Advisory Planning Commission
Regular Meeting
City Council Chambers
June 16, 2026

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

Commissioners Absent: Commissioner Schmidt (excused absence)

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

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, Wronski, and Guerber were in attendance.

   Commissioner Schmidt previously indicated he would be absent.

4. **Approval of Agenda**
   A motion was made by Commissioner Langer, seconded by Commissioner Wronski, to approve the agenda as drafted. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

5. **Approval of Minutes**
   A. **Motion to Approve May 19, 2026, Regular Meeting Draft Minutes.**
      A motion was made by Commissioner Hintz, 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 6:0.

6. **Public Comment**
   Chair Seaberg reviewed the public comment procedure.

   No one wished to address the Commission.

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

7. **Motions & General Business**

A. **Public Hearing: Rezoning Request and Minor Subdivision/Final Plat Request at 1815 Chakya Street.**
Planning Manager Kohn provided background information for the rezoning and minor subdivision/Final Plat request at 1815 Chakya Street.

Commissioner Langer asked if the PIIC has requested to own the City-owned portion of the land. Manager Kohn replied that it is privately owned land and the PIIC would need to negotiate directly with individual property owners. He added that there are properties that are completely surrounded by tribal property and do not have a public roadway.

Chair Seaberg reviewed the Public Hearing procedure and opened the Public Hearing.

No one wished to address the Commission.

A motion was made by Commissioner Wronski, seconded by Commissioner Guerber, to close the Public Hearing. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

Commissioner Wronski stated it is reasonable to approve the rezoning request.

A motion was made by Commissioner Hintz, seconded by Commissioner Soper, to recommend approval of the proposed rezoning from AR to R-1 and the approval of the proposed Minor Subdivision and Final Plat. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

B. **Public Hearing - Major Change Request to the Hallstrom Sunrise Valley PUD and Minor Subdivision/Final Plat Request at 785 Hallstrom Drive.**
Manager Kohn provided background information regarding the major change request to the Hallstrom Sunrise Valley PUD and the minor subdivision/Final Plat request.

Chair Seaberg opened the Public Hearing.

Applicant Kelli Gadient showed the Commissioners various concept plans for the development of single-family residential homes.

A motion was made by Commissioner Guerber, seconded by Commissioner Hintz, to close the Public Hearing. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

Commissioner Guerber stated she is in favor of the request and expressed her appreciation for seeing the future vision of the concepts. Commissioner Wronski acknowledged that single-family residential homes would be an appropriate fit in the residential area.

A motion was made by Commissioner Guerber, seconded by Commissioner Hintz, to recommend approval of the proposed Major Change to the Hallstrom Sunrise Valley PUD and the proposed Minor Subdivision/Final Plat, with the following conditions of approval:

1. A garage for the dwelling unit on Lot 1, Block 1, shall be constructed within six (6) months of the recording of GADIENT SUNRISE VALLEY.
2. The dwelling unit on Lot 2, Block 1, may not be occupied for residential purposes until a Certificate of Occupancy has been granted by the City's Building Inspection Division.
3. Public sidewalk installation along Hallstrom Drive for Lot 1, Block 1, and Lot 1, Block 2, shall be the responsibility of the applicant and shall be installed as required by City Code.
4. Public sidewalk installation along Hallstrom Drive for Lot 2, Block 1, shall be the responsibility of the applicant, and shall be installed as required by City Code within five years of the recording of GADIENT SUNRISE VALLEY, or when the parcel is replatted and developed, whichever is earlier.

A vote was conducted, and the motion carried unanimously by a vote of 6:0.

C. Public Hearing - An Ordinance Amending Divisions 60 and 62 of Chapter 11 - Zoning Ordinance Related to the RM-3 District Standards.

Manager Kohn provided background information on the Ordinance amendments related to RM-3 standards. He reviewed the proposed Ordinance amendments to ensure that there is consistent language and is compatible with the RM-1 and RM-2 requirements.

Chair Seaberg opened the Public Hearing.

Kiel Ploen, West 4th Street, Red Wing, stated that treating RM-3 buffer yard standards the same as RM-1 and RM-2 standards does not mandate adequate buffers for B-2 zones and to protect neighborhoods from large, busy structures. RM-3 standards should be similar to the B-2 buffer yard standards. There needs to be an equal buffer yard for RM-3 zones as B-2 zones to shield surrounding neighborhoods and provide privacy. He also asked that step-backs be considered.

A motion was made by Commissioner Langer, seconded by Commissioner Guerber, to close the Public Hearing. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

Chair Seaberg asked staff if they had discussed buffer yard requirements. Manager Kohn confirmed that staff discussed the requirements, and they compared other multi-family residential uses. RM-3 zones are required to have some green space and stormwater management, which creates a buffer.

Commissioner Soper asked if RM-3 developments would be reviewed by the Commission or if they would be handled administratively by staff. Manager Kohn replied that it would be handled administratively with the staff unless a Planned Unit Development (PUD) is included in the application.

Chair Seaberg expressed support for the Ordinance amendment and suggested that there be continued discussion in the future.

A motion was made by Commissioner Wronski, seconded by Commissioner Hintz, to recommend approval of the proposed zoning ordinance amending Divisions 60 and 62 of Chapter 11 of the City Code related to RM-3 High-Density Multifamily Residential District standards. A vote was conducted, and the motion carried by a vote of 5:1, with Commissioner Langer dissenting.

D. Introduction to Comprehensive Zoning Code Update.
Manager Kohn provided a Comprehensive Zoning Code update. Staff will follow up with recommendations for the Commission.

8. Communication Items

A. Status Report.
Community Development Director Klatt updated the Commission regarding the demolition at the former Central Research property, the Maltery TIF agreement, and the multi-partial rezonings that the Council reviewed. He reviewed the actions the Council took during the City Council meeting.

B. Commissioner Comments.
Chair Seaberg asked if there were petition efforts citizens could pursue if the City Council decides not to take action regarding the multi-partial rezonings at the Jefferson School and Bayview sites. Director Klatt referenced the City Code and noted that a zoning ordinance can be amended by initiation of the Planning Commission, the City Council, or the property owner.

Chair Seaberg noted that there was an event for the remodeling of the Chief Theater. Manager Kohn replied that the item would go before the Heritage Preservation Commission to review.

9. Adjournment
Chair Seaberg adjourned the meeting at 8:11 p.m.