

**CITY OF PINE ISLAND
GOODHUE AND OLMSTED COUNTIES
STATE OF MINNESOTA**

ORDINANCE NO. 181 SECOND SERIES

**AN ORDINANCE REZONING PROPERTY FROM AG AGRICULTURAL TO I-2
LIGHT INDUSTRIAL DISTRICT**

WHEREAS, the City of Pine Island, “the City”, is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, Ryan Companies, (“Applicant”), has submitted complete applications for Annexation, Zoning Amendment, Plat, and Conditional use Permit for the property as shown and described in exhibits A, (“the Property”); and

WHEREAS, the zoning map amendment is consistent with the City of Pine Island’s comprehensive plan, zoning and subdivision regulations, and other applicable laws and ordinances; and

WHEREAS, the Pine Island Planning & Zoning Commission held a public hearing on January 13th, 2026 to hear public testimony on the proposed zoning map amendment request; and

WHEREAS, upon the Planning & Zoning Commission review of the application information and taking public testimony, the Planning & Zoning Commission recommended approval of the zoning map amendment for the subject to the findings outlined in the City of Pine Island staff report and as listed below; and

WHEREAS, the Pine Island City Council has reviewed the application and City of Pine Island staff report and concurs with the findings and recommendations of the Pine Island Planning & Zoning Commission and City staff.

Zoning Map Amendment Findings for Approval:

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan. **The official City Comprehensive Plan Map identifies future land use for this area as being industrial. The industrial classification includes both I-1 and I-2 zoning districts and PUDs (Planned Unit Developments).**
2. The proposed use is or will be compatible with present and future land uses of the area. **The proposed use of a technology center, consisting of a Data Center and office space, and/or light manufacturing is a conditionally allowable land use via PUD with the Industrial land use designation.**
3. The proposed use conforms with all performance standards contained in this Code. **The proposed I-2 District performance standards will be met by the proposed use conditional to the approval of a PUD.**

4. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity. **There are adequate existing public services that can accommodate the proposed use and will not overburden the City's service capacity. The applicant has proposed additional public utility improvements to accommodate the use.**

5. Traffic generation by the proposed use is within capabilities of streets serving the property. **The traffic generation by the proposed use is within the capabilities of proposed streets serving the property.**

NOW, THEREFORE, the City Council of the City of Pine Island Minnesota does ordain as follows;

1. The Property, as depicted in the attached survey, is hereby rezoned to I-2 Light Industrial. The City Administrator is directed to revise the City's official zoning map to reflect the amendment made by this Ordinance.
2. This Ordinance shall be in full force and effect from and after its passage and publication as required by law.
3. The publication of this ordinance shall be published upon approval the annexation of the Property by an Administrative Judge with the Office of Administrative Hearings.

ADOPTED THIS 20TH DAY OF JANUARY 2026

David Friese, Mayor

Elizabeth Howard, City Administrator

MOTION:

SECOND:

AYES:

NAYS: