

To: Board of Adjustment
From: Land Use Management
Meeting Date: June 22nd, 2026
Report Date: June 12th, 2026

Agenda Item:

Request for Variance, submitted by Tyler Andrist (Applicant/Owner) for the construction of an accessory dwelling unit that is proposed to be greater than the maximum 100-foot setback from the primary dwelling.

Application Information:

<u>Applicant</u>	Tyler Andrist
<u>Address of zoning request</u>	50199 154 th Ave Way, Pine Island, MN 55963
<u>Parcel</u>	40.027.0500
<u>Abbreviated Legal Description</u>	NE1/4 of the NW1/4 Section 27 Township 109 Range 16
<u>Township Information</u>	Roscoe Township
<u>Zoning District</u>	A-2 (Agricultural District)

Attachments and Links:

Application and submitted project summary
Site Map

Goodhue County Zoning Ordinance: [zoning_ordinance.pdf \(goodhuecountymn.gov\)](https://www.goodhuecountymn.gov/zoning_ordinance.pdf)

Background:

Tyler Andrist is proposing to construct an Accessory Dwelling Unit that will be 340 feet from the primary dwelling. The dwelling will be located north of the primary dwelling and in the same area as the previous garage and manufactured home that had burned down in 2023.

Variance Standards:

Variances shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variances may be granted when the applicant establishes that “practical difficulties” exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Draft Findings of Fact:

1) Harmony with the general purposes and intent of the official control:

The purpose and intent of the maximum distance an Accessory Dwelling Unit can be from the primary dwelling (not more than 100 feet) as cited in Article 11 Section 31 is to prevent the splitting of tax parcels, thus increasing the dwelling density of the section. The property consists of one parcel containing approximately 40 acres. The minimum lot size in the A-2 District is 2 acres. The ADU is proposed to be 340 feet from the primary dwelling. The ADU will not have any negative effect on the surrounding properties. The Applicant’s proposal appears in harmony with the purpose and intent of the official control.

2) The variance request is consistent with the adopted Comprehensive Plan:

The Goodhue County Comprehensive Plan supports the individual use of rural property in the unincorporated areas of Goodhue County. The Applicant’s Accessory Dwelling Unit request appears consistent with the Goodhue County Comprehensive Plan.

3) There are “practical difficulties” in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):

The Applicant’s request for an accessory dwelling unit is a reasonable use of property in the A-2 District. They do not want to remove the historic barn or disturb farmland for the placement of the ADU. A review of the existing development pattern in the vicinity reveals low-density residential development among predominantly agricultural uses. The request for variance appears unlikely to alter the essential character of the locality.

4) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

Accessory Dwelling Units are permissible in the A-2 district. This does not constitute a use variance.

The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing. The Board should specify the facts and reasons that are the basis of the Board’s determination. In granting a variance, the Board of Adjustment may impose conditions directly related to and bearing a rough proportionality with the impact(s) created by the variance.

Staff Recommendation:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request submitted by Tyler Andrist (Applicant/Owner) for the construction of an accessory dwelling unit to be 340 feet from the primary dwelling.

RECEIVED
MAY 14 2026
By Land Use

Variance Application

For Staff Use Only

Permit #	Z26-0051
\$450 Receipt #	354315584
DATE:	5/12/26

SITE ADDRESS, CITY, AND STATE	ZIP CODE
50199 194th Ave Way, Pine Island, MN	55963

LEGAL DESCRIPTION					Attached <input type="checkbox"/>
PID#	ZONING DISTRICT	LOT AREA (SF/ACRES)	LOT DIMENSIONS	STRUCTURE DIMENSIONS (if applicable)	
400270500	A2	40 acres	1320 ft x 1320 ft	80 ft x 45 ft	

APPLICANT OR AUTHORIZED AGENT'S NAME	
Tyler Andrisc	
APPLICANT'S ADDRESS	TELEPHONE:
50199 194th Ave Way, Pine Island, MN 55963	[Redacted]
	EMAIL:
	[Redacted]

PROPERTY OWNER'S NAME:	
Same as Above <input checked="" type="checkbox"/>	
PROPERTY OWNER'S ADDRESS	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS	TELEPHONE:
	EMAIL:

VARIANCE REQUESTED TO: (check all that apply) <input type="checkbox"/> Property Line Setbacks <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland or Bluff Setbacks <input type="checkbox"/> Lot Width &/or Area <input checked="" type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations ADU distance	CURRENT OR PREVIOUS USE:
	farm, livestock, multi-generational living
	PROPOSED USE:
	continue generational traditions
	BUILDING APPLICATION PERMIT NO.: (if filed)
	DATE FILED:

TOWNSHIP SIGNATURE:		
By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request.		
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE
[Signature]	Holly Schaefer, Clerk	5-11-2026

By signing below, the applicant acknowledges they are the owner or authorized agent of the owner of this property, and the information presented is true and correct to the best of my knowledge.

Applicant's Signature: [Signature]

Date: 5-11-2026

REQUEST SUMMARY

Cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: 11 Section: 31 Title: _____

Article: _____ Section: _____ Title: _____

The property owner bears the burden of providing information to convince the Board to rule in their favor. Please provide answers to the following questions or attach a document.

Discuss your current use of the property and the reason for your variance request:

multi-generational living

Describe the effects on the property if the variance is not granted:

unable to maintain traditions or keep family close

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

historic barn built by Tyler's grandpa in the 1940's
prevents us from moving the new build within 100 ft of ADU

Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

remove ADU → prevents multi-generational living
remove historic buildings still in use → not wanting + not in budget
excessive reconstruction to land/removal of mature trees - not willing/

Discuss alternatives you considered which would require a lesser variance. If you rejected such alternatives, provide your reasoning:

see letter for more explanations

Property lines
40 acres total

ANDRIST
TYLER J

new home location
(estimated)

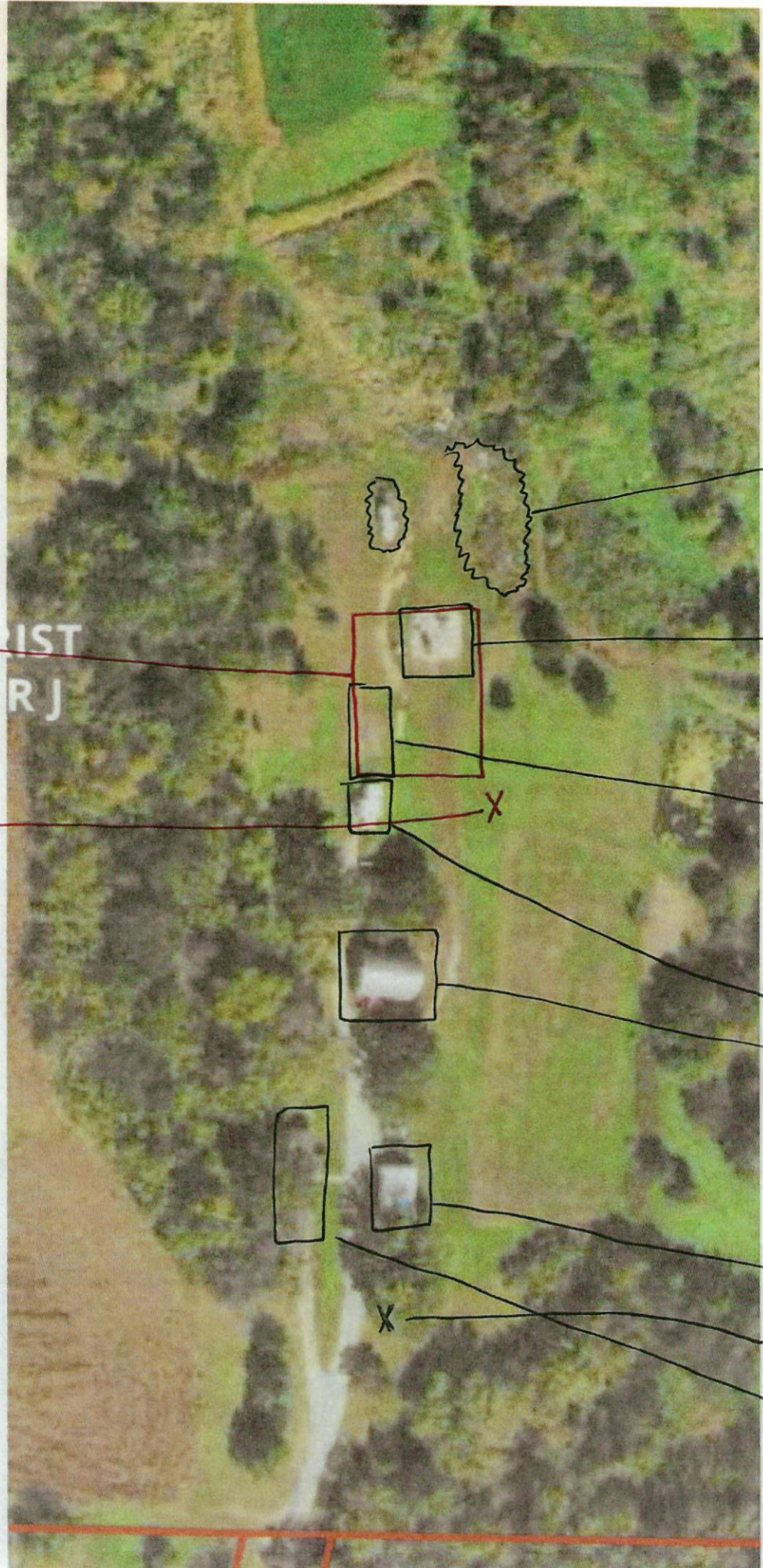
new septic location
(estimate)

well location



location of our new construction build

estimate spot for new septic system



Debris that will be or is already removed from property

Previous garage
[concrete pad will be removed + replaced]

Previous "Northern" manufactured home
[burnt down in 2023]

Camper where dad currently lives
Historic barn used for livestock - now used for storage mainly

Current 3-car garage/shear

current well/septic area

Current spot of "southern" manufactured home
[this is where we currently live]

IST
RJ

To the Goodhue County Land Use Management Board of Adjustments,

We are respectfully requesting a variance from the requirements outlined in Article 11, Section 31 of the A2 Zoning District regulations regarding the placement of an Accessory Dwelling Unit (ADU). Specifically, we are requesting approval to construct our new single-family home approximately 340 feet from the existing manufactured home on the property, rather than within the required 100-foot distance.

The Andrist family has owned and lived on this property for at least four generations, dating back to the early 1900s. Throughout this time, the land has continuously been used for farming, livestock, and multi-generational housing. Historically, there have always been two homes located on the property to support different generations of the family living and working together.

We acknowledge that during previous generations' ownership and operation of the property, additions and structures may have been built without permits or according to modern land use standards. We also recognize that permitting requirements and zoning regulations were significantly different, or less prevalent, during the time many of these structures were established. Our intent moving forward is to properly improve and maintain the property in full compliance with current county and township regulations.

Tyler Andrist, his father, and his grandparents all grew up on this land. During Tyler's childhood, he lived in a single-wide manufactured home located on the northern homesite of the property. That homesite already contains maintained utility infrastructure including electrical service, a well, and a septic system. At the same time, Tyler's grandmother lived in the single-wide manufactured home located on the southern homesite, which also has existing electrical, well, and septic systems.

In 2013, Tyler's grandfather, Ronald Andrist, passed away. In 2018, Tyler purchased the property from his grandmother, Rose Andrist, after she could no longer independently care for the land. In 2023, Tyler was residing in the southern home while his father maintained residence in the northern home.

Unfortunately, in March 2023, Tyler's childhood home—the northern residence occupied by his father and younger brother—was destroyed by fire, leaving them without housing. Due to limited financial resources, they purchased a camper and have continued living on the property while working toward stability.

Today, Tyler and I, Brianna Carpenter, are hoping to build our dream home on this property and continue the long-standing tradition of multi-generational living on the land. However, unlike previous generations, we are committed to doing everything correctly by obtaining all necessary permits, approvals, and inspections through the county and township.

We understand that Article 11, Section 31 requires an ADU to be attached to, or located within 100 feet of, the primary residence. We also understand that one possible solution would be to remove the existing southern manufactured home entirely. However, doing so would eliminate

the multi-generational living arrangement that has existed on this property for generations and that we are striving to preserve for our family moving forward.

Our proposal would allow Tyler and I to remain in the southern manufactured home while we construct the new home, and then allow his father and younger brother to move into following construction of the new build. This arrangement preserves the family's historical use of the property and allows each household a reasonable amount of privacy and space.

Additionally, relocating the new construction home site to within 100 feet of the existing manufactured home would create significant practical and financial hardships. To meet the current setback requirement, we would need to undertake substantial land alteration, including:

- Removal of mature trees,
- Demolition of a functional and historically significant barn previously used by Tyler's grandparents for livestock operations,
- Extensive grading and land manipulation to accommodate the new building site.

These required changes would dramatically increase construction costs and likely exceed our financial ability to complete the project responsibly. The proposed variance would allow us to build safely and appropriately while minimizing unnecessary environmental disturbance and preserving important historic features of the property.

We are also committed to improving the property responsibly. As part of this effort, we will be removing all debris associated with the previously burned-down home and will provide documentation and evidence to the County demonstrating proper cleanup and compliance with environmental regulations.

We respectfully ask the Board to consider the unique history of this property, the longstanding multi-generational use of the land, the existing infrastructure already in place, and the practical hardship created by strict application of the 100-foot requirement. Granting this variance would allow our family to continue responsibly caring for and living on the property while honoring its history and complying with modern land use standards moving forward.

Thank you for your time and consideration.

Sincerely,

Tyler Andrist
Brianna Carpenter

Certified, Filed, and or Recorded on:
September 21, 2018 1:16 PM
Signed [Signature] Deputy
LISA M HANN
GOODHUE COUNTY RECORDER
Fee Amount: \$46.00

No Delinquent Taxes and transfer entered
this 21st day of September 2018
[Signature] Goodhue County Auditor
[Signature]
By Deputy Auditor

Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Individual(s)

DEED TAX DUE: \$1.65

DATE: August 22, 2018

FOR VALUABLE CONSIDERATION, Rose Ann L. Andrist, a single person ("Grantor"), hereby conveys and quitclaims to Tyler J. Andrist ("Grantee"), real property in Goodhue County, Minnesota, legally described as follows:

The Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼), Section 27, Township 109 North, Range 16 West.

40-022-0500

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

[Signature]
Rose Ann L. Andrist

DEED TAX
\$1.65

[Signature] 08/21/18

Goodhue County A/T OR Deputy - Date

State of Minnesota, County of Olmsted

This instrument was acknowledged before me on August 22, 2018 by Rose Ann L. Andrist, a single person.

(Stamp)



Alison Marie Kryzer

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
 DUNLAP & SEEGER, P. A.
 Attorneys at Law
 30 Third Street Southeast, Suite 400
 Rochester, Minnesota 55904

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Tyler J. Andrist
50199 184th AVE WAY
Pine Island, MN

Goodhue County | Land Use Management Department
Building Code Administration, Permits, and Inspections

Demolition/Removal

Supplemental Permit Information

Submit this completed form with the Building Permit Application.

Demolition permits are required by the State Building Code. Application for a permit for a demolition or for moving or removing a structure is made on the standard "Application for Building Permit." Submit the application together with additional information requested by the County and all documentation of compliance with the requirements of the Minnesota Pollution Control Agency. Visit www.pca.state.mn.us for MPCA requirements. Additionally, questions relative to demolition requirements can be directed to the Goodhue County Solid Waste Officer at 651.385.3107.

Please provide the details requested below.

Information can be submitted on the application, on this form, and/or by separate documentation.

What is the Site Address? 50199 154th Ave Way, Pine Island, MN 55963

What is being removed? house hold items + scrap metal

How is the disposal being handled? dumpsters

Who is doing the work? Tyler Andrist License Number: N/A

What hazardous materials are involved and how are these materials being handled? Attach copies of reports. _____

No hazardous materials involved

What disposal facility is being used? LRS + L+D recycling

**Attach copies of approvals and permits and reports from other pertinent entities, i.e., copies of forms and approvals from the DNR, from the MPCA, assessment reports, and so forth.

**After final disposal, please submit copies of receipts for material disposal. This is for file document that the disposal was properly handled.

6/12/2026
Date

Brianna Carpenter
Legibly Print Name of Person Completing this Form

Brianna Carpenter
Signature

PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP

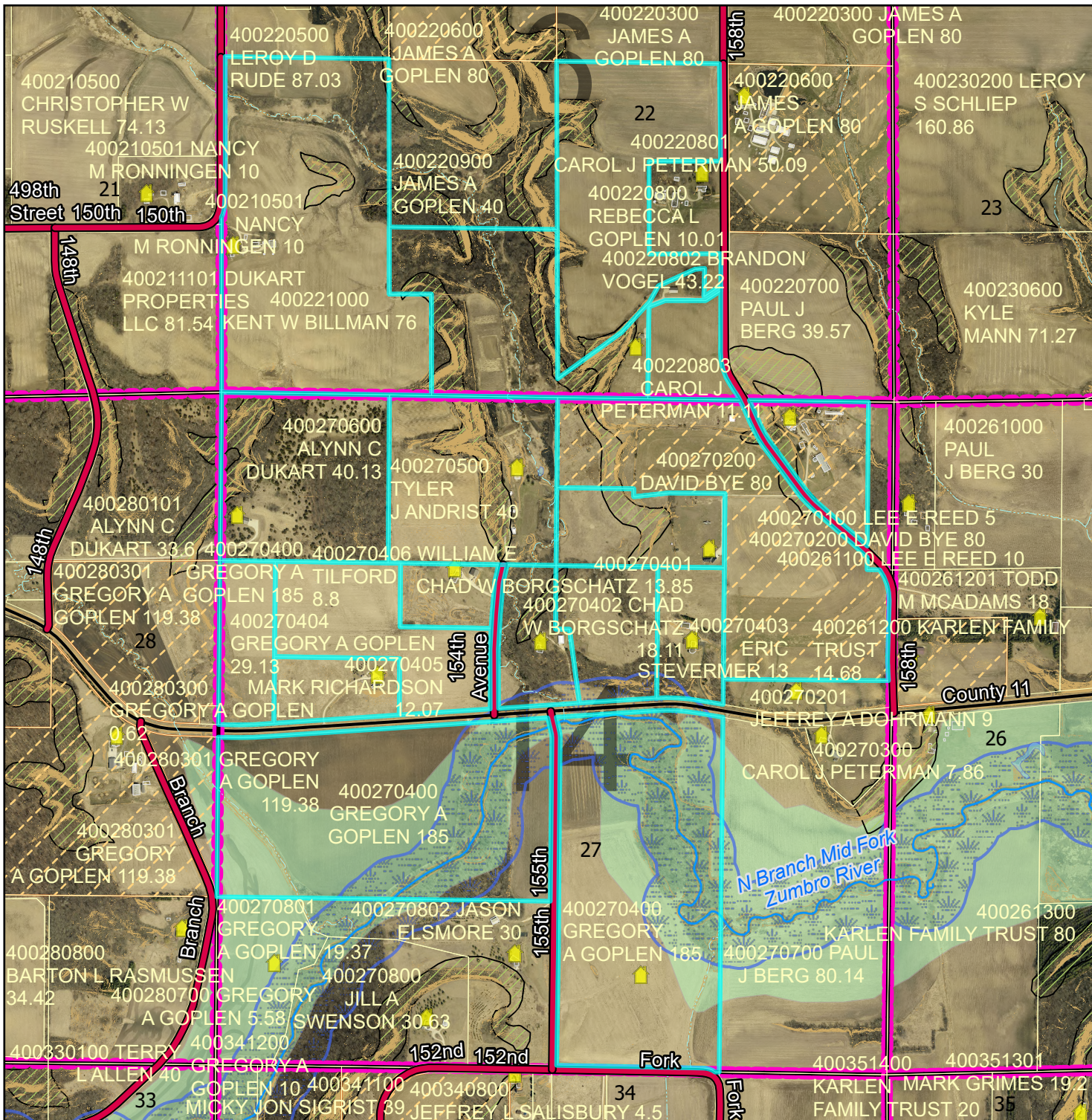
BOARD OF ADJUSTMENT

Public Hearing
June 22, 2026

Taylor Andrist (Owner)
A-2 Zoned District.

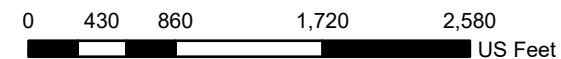
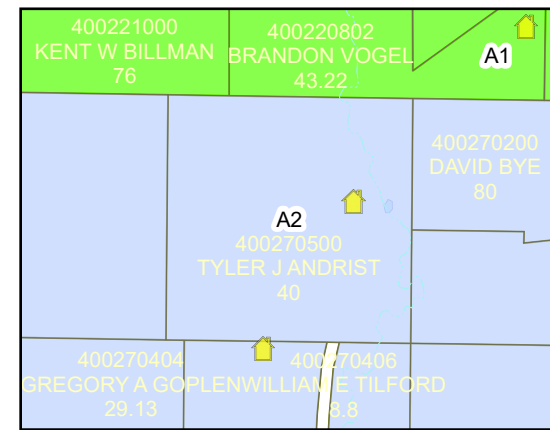
The NE1/4 of the NW1/4 of Section 27
Township 109 Range 16
Roscoe Township.

Request for variance to allow the construction of an accessory dwelling unit that is proposed to be greater than the maximum 100-foot setback from the primary dwelling.



Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | |
| | Shoreland | | |
| | Historic Districts | | |
| | Parcels | | FEMA Flood Zones |
| | Registered Feedlots | | 2% Annual Chance |
| | Dwellings | | A |
| | Municipalities | | AE |
| | | | AO |
| | | | X |

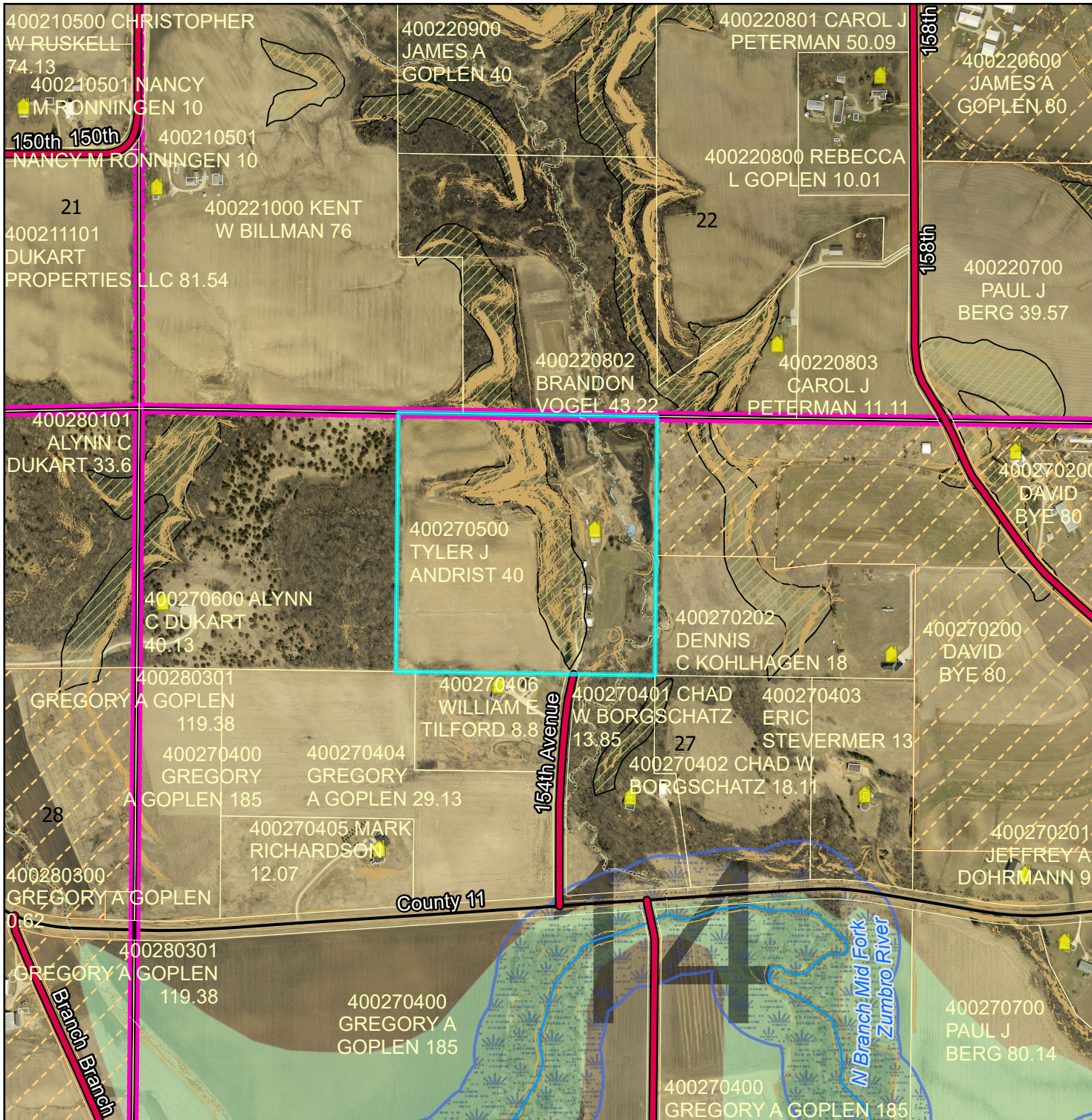


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MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
June 22, 2026

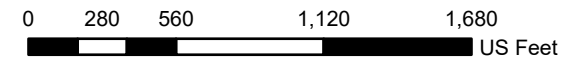
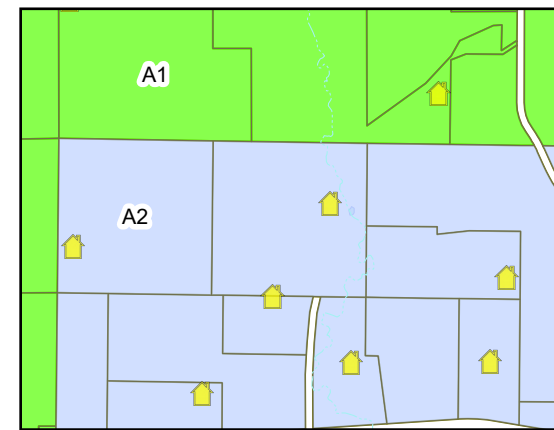
Taylor Andrist (Owner)
A-2 Zoned District.

The NE1/4 of the NW1/4 of Section 27
Township 109 Range 16
Roscoe Township.

Request for variance to allow the construction of an accessory dwelling unit that is proposed to be greater than the maximum 100-foot setback from the primary dwelling.

Legend

	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		30
	Lakes & Other Water Bodies		
	Shoreland		
	Historic Districts		
	Parcels		
	Registered Feedlots		
	Dwellings		
	Municipalities		
			FEMA Flood Zones
			2% Annual Chance
			A
			AE
			AO
			X



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MAP 03: ELEVATIONS



BOARD OF ADJUSTMENT

Public Hearing
June 22, 2026

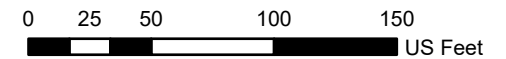
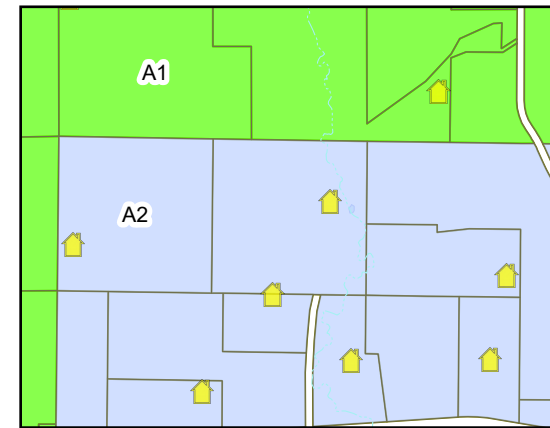
Taylor Andrist (Owner)
A-2 Zoned District.

The NE1/4 of the NW1/4 of Section 27
Township 109 Range 16
Roscoe Township.

Request for variance to allow the construction of an accessory dwelling unit that is proposed to be greater than the maximum 100-foot setback from the primary dwelling.

Legend

	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		20
	Lakes & Other Water Bodies		30
	Shoreland		FEMA Flood Zones
	Historic Districts		2% Annual Chance
	Parcels		A
	Registered Feedlots		AE
	Dwellings		AO
	Municipalities		X



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MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
June 22, 2026

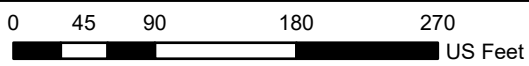
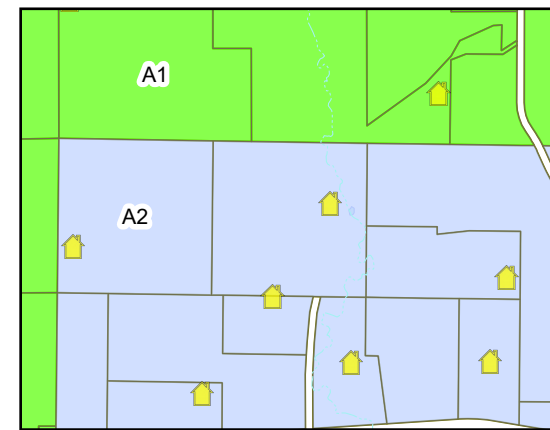
Taylor Andrist (Owner)
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Request for variance to allow the construction of an accessory dwelling unit that is proposed to be greater than the maximum 100-foot setback from the primary dwelling.

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	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		20
	Lakes & Other Water Bodies		30
	Shoreland		FEMA Flood Zones
	Historic Districts		2% Annual Chance
	Parcels		A
	Registered Feedlots		AE
	Dwellings		AO
	Municipalities		X



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