

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
August 25th, 2025, MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Board of Adjustment was called to order at 5:00 PM by Chair Daniel Knott at the Goodhue County Government Center Board Room.

Roll Call

Commissioners Present: Daniel Knott, Randy Rechtzigel, Scott Breuer, Mark Huneke, Dennis Tebbe, and Jeff Traxler.

Commissioners Absent: None

Staff Present: Zoning Assistant William Lenzen and Zoning Assistant Leah Pieper.

1. Approval of Agenda

¹Motion by Commissioner Tebbe and seconded by Commissioner Rechtzigel to approve the meeting agenda.

Motion carried 5:0

2. Approval of the previous month's meeting minutes

Commissioner Knott stated to change "Chair Daniel Knott" to "Vice Chair Randy Rechtzigel" and to remove "Also stated" from the end of page 2-beginning of page 3.

²Motion by Commissioner Knott and seconded by Commissioner Huneke to amend the meeting minutes as stated above.

Motion carried 5:0

³Motion by Commissioner Knott and seconded by Commissioner Huneke to approve the July Meeting Minutes as amended.

Motion carried 5:0

3. Conflict/Disclosure of Interest

There were no conflicts or disclosures.

4. Public Hearings:

PUBLIC HEARING: Request for Variance to Confined Feedlot Setback Standards

Request for Variance, submitted by Eric Ryan (Owner), to allow construction of a new manure storage that is proposed to be 70 feet from the side yard property line. No new feedlot or portions thereof shall be constructed within 100 feet of an adjoining property line. The parcel is zoned A-1. Parcel 33.024.0401. 23933 County 9 Blvd, Goodhue, MN 55027. Part of the SE1/4 of Sec 24 Twp 111 Range 15 in Goodhue Township.

Lenzen presented the staff report and attachments.

Commissioner Huneke asked if a CUP would be coming before the Planning Advisory Commission.

Lenzen stated that the applicant has applied for a CUP for the increase in manure storage.

Commissioner Tebbe asked if the applicant had considered going deeper in order to change the perimeter of the pit to meet the 100-foot setbacks.

Applicant stated that going deeper wasn't an option due to the shallow depth to bedrock.

Commissioner Rechtzigel asked if the only reason staff is denying the variance is based on the conditions for approval of a conditional use permit.

Lenzen stated that the reason for the denial is that the manure storage is being proposed to be 70 feet from the property line when 100 feet is required.

Commissioner Knott stated that it's not necessary to have a condition on the staff report when staff is

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recommending denial.

Chair Knott opened the Public Hearing.

No one spoke at the public hearing.

⁴After Chair Knott asked three times for comments, it was moved by Commissioner Huneke and seconded by Commissioner Traxler to close the Public Hearing.

Motion carried 6:0

Commissioner Tebbe asked if the proposed manure pit meets the 92% ODOR Offset Rating.

Lenzen clarified that any new construction needs to meet a 91% ODOR Offset Rating. This project has an ODOR Offset Rating of 92%, which exceeds the required 91% rating.

Kesley Petit (Feedlot Officer) explained the odor offset and distance requirements of feedlots and neighboring dwellings.

Commissioner Breuer asked about engineering plans.

Kelsey Petit stated that the engineering plans needed to be finalized for the submission of the CUP application.

Commissioner Tebbe stated he has concerns about the presence of bedrock and sinkholes.

Kelsey Petit stated that sink holes and depth to bedrock is known in the area, and these factors were considered in the design of the manure storage pit.

Commissioner Huneke stated that he has no issues with a pit and actually prefers this over daily hauling, as it reduces the risk of manure runoff.

⁵Motion by Commissioner Huneke, seconded by Commissioner Breuer, for the Board of Adjustment to:

- 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 for Variance, submitted by Eric Ryan (Owner), to allow construction of a new manure storage that is proposed to be 70 feet from the side yard property line. No new feedlot or portions thereof shall be constructed within 100 feet of an adjoining property line. Subject to the following condition(s).
1. Approval of a Conditional Use Permit for animal waste storage that exceeds 500,000 gallons.

Motion carried 6:0

5. Other-Discussion

6. Adjourn

⁶Motion by Commissioner Huneke, seconded by Commissioner Traxler, to adjourn the BOA meeting at 5:22 pm.

Motion carried 6:0

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Respectfully submitted:

William Lenzen, Zoning Assistant

MOTIONS

¹ **Motion to Approve agenda as amended**

Motion carried 5:0

² **Motion to Approve the amendment to the previous month's meeting minutes**

Motion carried 5:0

³ **Motion to Approve the previous month's meeting minutes as amended**

Motion carried 5:0

⁴ **Motion to Close the Public Hearing**

Motion carried 6:0

⁵ **APPROVE the Variance to Confined Feedlot Setback Standards**

Motion carried 6:0

⁶ **Motion to Adjourn**

Motion carried 6:0

Unofficial until Approved By BOA