

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
August 24th, 2026, MEETING MINUTES**

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

Roll Call

Commissioners Present: Randy Rechtzigel, Richard Miller, Jeff Traxler, and Daniel Knott.

Commissioners Absent: Dennis Tebbe, Scott Breuer

Staff Present: Land Use Director Megan Smith and Zoning Assistant William Lenzen.

1. Call to Order

2. Approval of Agenda

¹Motion by Commissioner Miller and seconded by Commissioner Traxler to approve the meeting agenda.

Motion carried 4:0

3. Conflict/Disclosure of Interest

There were no conflicts or disclosures.

4. Approval of the previous month's meeting minutes

²Motion by Commissioner Knott and seconded by Commissioner Traxler to approve the previous month's meeting minutes as amended.

Motion carried 3:0 (*Commissioner Rechtzigel abstained for not being at last meeting*)

5. Public Hearings:

Request for Variance to R-1 Setback Standards

Submitted by Diana Johnson (Applicant/Owner) to allow a garage to be 2 feet from the side yard property line when an 8-foot setback is required. Parcel 32.140.0150 is zoned R-1 (Suburban Residential). Address: 33743 Germania Street, Frontenac, MN 55026. Lot 9, Block 3, of the plat of Frontenac Station, in Florence Township.

Lenzen presented the staff report and attachments.

Johnson stated that staff informed her of the coverage limits upon review of the variance to the property line setback.

Commissioner Knott asked how long the shed has been there?

Johnson stated about 40 years or more.

Chair Rechtzigel opened the Public Hearing.

No one spoke.

³**After Chair Rechtzigel asked three times for comments, it was moved by Commissioner Knott and seconded by Commissioner Miller to close the Public Hearing.**

Motion carried 4:0

Commissioner Traxler asked if there was any input from the neighbor?

Staff stated that there wasn't any comments from the neighbor.

Commissioner Knott stated that he would be in favor of approving the requested setback along with exceeding the lot coverage and impervious surface coverage.

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⁴Motion by Commissioner Knott, seconded by Commissioner Miller, 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 Diana Johnson (Applicant/Owner) to allow a garage to be 2 feet from the side yard property line, to be over the maximum lot coverage of 20%, and to be over the maximum impervious surface coverage of 25%.

Motion carried 4:0

Request for Variance to A-1 Setback Standards

Submitted by Brett Zimmerman (Applicant) on behalf of Jason Schumacher and Andrew Schumacher (Owners) to allow a shed to be 28 feet from the Highway 19 Blvd Right-of-Way when 60 feet is required. Parcel 42.014.0501 is zoned A-1 (Agricultural Protection). The N1/2 of the SE1/4 of Section 14, Township 112, Range 16, in Vasa Township, Goodhue County.

Lenzen presented the staff report and attachments.

Zimmerman and Schumacher stated that the county wants them to push the new shed back from the Right-of-Way?

Commissioner Rechtzigel asked what is on the other side of the shed?

Zimmerman

Commissioner Knott asked how long its been cultivated.

Schumacher stated that its been about 20 years.

Commissioner Knott asked what the shed dimensions are and how the new building will be situated?

Schumacher stated that the new build will extent to the south by the extra 10 feet. The Hwy never asked to take the building.

Chair Rechtzigel opened the Public Hearing.

No one spoke.

⁵After Chair Rechtzigel asked three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Knott to close the Public Hearing.

Motion carried 4:0

Commissioner Knott stated he disagrees with staffs recommendation and believes there is a practical difficulty by taking Ag land out of production.

Commissioner Rechtzigel stated that the other buildings are closer to the ROW than this new shed will be.

Commissioner Miller stated that he would be in favor of recommending approval.

⁶Motion by Commissioner Knott, seconded by Commissioner Traxler, for the Board of Adjustment to:

- adopt the staff report into the record;
- accept the application, testimony, exhibits, and other evidence presented into the record;
- the board of adjustment finds that taking agricultural land out of production is a practical

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difficulty; and

Approve the request for variance, submitted by Brett Zimmerman (Applicant) on behalf of Jason Schumacher and Andrew Schumacher (Owners) to allow a shed to be 28 feet from the Highway 19 Blvd Right-of-Way.

Motion carried 4:0

Request for Variance to R-1 Setback Standards

Submitted by Ross Lundstrom and Jean Pontzer (Applicant/Owners) to allow a home addition to be 20 feet from the Lake Avenue Way Right-of-Way when 25 feet is required. Parcel 32.130.0150 is zoned R-1 (Suburban Residential). Address: 29366 Lake Ave Way, Frontenac, MN 55026. Lot 1, Block 7, and Lot 1, Block 3, and Vacated Bay Street, Plat of Frontenac, Florence Township.

Lenzen presented the staff report and attachments.

Lundstrom mentioned its purpose as a garage and additional living area.

Commissioner Knott asked staff if the elevation is only used for the building permit?

Lenzen stated that is correct and that it was to show why they have chosen to build toward the ROW rather than on the riverside of their dwelling.

Chair Rechtzigel opened the Public Hearing.

No one spoke.

⁷After Chair Rechtzigel asked three times for comments, it was moved by Commissioner Knott and seconded by Commissioner Traxler to close the Public Hearing.

Motion carried 4:0

⁸Motion by Commissioner Miller, seconded by Commissioner Knott, 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 Ross Lundstrom and Jean Pontzer (Applicant/Owners) to allow a home addition to be 20 feet from the Lake Avenue Way Right-of-Way.

Motion carried 4:0

Request for an After-The-Fact Variance to Accessory Dwelling Unit Performance Standards

Submitted by Victoria Gordon (Applicant/Owner) to allow an existing building to be used as an accessory dwelling unit (ADU) to be 400 feet from the primary dwelling when 100 feet is the maximum spacing allowed. The proposed ADU as shown, would exceed the size of the principle home, which is not allowed in accordance with the County's ADU requirements. Parcel 34.001.0102 is zoned A-2 (Agricultural). Address: 28419 Circle S Road, Red Wing, MN 55066. That part of the SE1/4 of the NW1/4, part of the SW1/4 of the NE1/4, part of the NE1/4 of the SW1/4 and part of the NW1/4 of the SE1/4 of Section 1, Township 112 N, Range 14 W in Hay Creek Township.

Lenzen presented the staff report and attachments.

Gordon talked about their farming plans, plans for the land, and how they are helping get young farmers started farming.

Smith stated that the Excel document Gordon had for display wouldn't open on the computer.

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Gordon talked about how food sustainability is an important matter, that there is a loss of locally produced food, and how it affects the people in the area. They understand the ordinances and want the plans to move forward due to their age of 80 years old. Would like to see a temporary permit or a temporary exemption for this project until their passing.

Chair Rechtzigel opened the Public Hearing.

Benitta Warns, 1440 Lafond Ave, St. Paul, MN, 55104 stated that when they purchased their property, they were given the right of first purchase and turned it down. They didn't know that new property owners had purchased that land. They are in favor of how the land is being used but do want to see that everything is done correctly.

Jocelyn Johnson, 28432 Circle S Road, Red Wing, MN 55066 stated that they are in favor of approving. They don't know if there have been proper permits for the septic systems. They disapprove of the multi-family living situation. Mentioned that the driveway comes out on a terrible bend on Circle S Road and just want the rules to be followed.

Gordon stated that they had installed a new septic systems for the barn and the cabin.

Commissioner Rechtzigel stated that Ag buildings can have septic systems.

Gordon stated that neither buildings have two or more rooms. They want the land to stay in farming and not have it get torn up and turned into homes or anything else.

Rick Devor, 1515 E Ave, Red Wing, MN, 55066 stated they understand the spacing distance, the farming practices, and it's a great intended use. This request shouldn't have a negative impact on the property.

Smith stated that Hay Creek Township submitted a letter with information that was included in the packet.

⁹After Chair Rechtzigel asked three times for comments, it was moved by Commissioner Traxler and seconded by Commissioner Knott to close the Public Hearing.

Motion carried 4:0

Commissioner Traxler stated that if they were to approve this request. It would set a bad example that anyone could convert a barn into a dwelling without proper permits.

Commissioner Miller mentioned that when they first adopted the accessory dwelling unit ordinance, they were very specific and that this is outside of that ordinance.

Commissioner Knott stated that he agrees that establishing the ADU ordinance, it allows the county to increase living in the county without increasing the densities. It doesn't fit the intent or the meaning of the ordinance and am not in favor of it.

Commissioner Rechtzigel stated that he's all for farming and what Gordon has planned for this property but people can drive to and from the farm just like other farm operators do. The ADU being larger, and the distance between the primary and ADU dwelling are not in line with the ordinance.

¹⁰Motion by Commissioner Miller, seconded by Commissioner Knott, 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

Deny the request for variance, submitted by Victoria Gordon (Applicant/Owner) to allow an existing

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building to be used as an accessory dwelling unit (ADU) to be 400 feet from the primary dwelling when 100 feet is the maximum spacing allowed. The proposed ADU as shown, would exceed the size of the principle home, which is not allowed in accordance with the County's ADU requirements.

Motion carried 4:0

Request for Variance to A-2 Setback Standards

Submitted by David Klingsporn (Applicant) on behalf of Klingsporn Holdings LLP (Owner) to allow an addition onto an existing shed to be 48 feet from the 510th Street Right-of-Way when 60 feet is required. Parcel 39.025.0600 is zoned A-2 (Agricultural). Address: 51350 230th Avenue, Pine Island, MN 55963. The SW1/4 of Section 25, Township 109, Range 15 in Pine Island Township.

Lenzen presented the staff report and attachments.

Klingsporn stated that they want to build onto the east side of the shed.

Commissioner Miller explained that they want to utilize the existing concrete pad that's on the east of the structure for additional space for the farm.

Chair Rechtzigel opened the Public Hearing.

Kelsey Petit (Goodhue County Feedlot Officer) stated that proposed shed addition passes the ODOR OFFSET calculations. This will also correct an existing pollution hazard.

¹¹After Chair Rechtzigel asked three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Traxler to close the Public Hearing.

Motion carried 4:0

Commissioner Knott stated that this will be improving the conditions on the farm.

¹²Motion by Commissioner Knott, seconded by Commissioner Miller, 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 David Klingsporn (Applicant) on behalf of Klingsporn Holdings LLP (Owner) to allow an addition onto an existing shed to be 48 feet from the 510th Street Right-of-Way.

Motion carried 4:0

6. Other/Miscellaneous Discussion

7. Adjourn

¹³Motion by Commissioner Miller, seconded by Commissioner Traxler, to adjourn the BOA meeting at 6:15 pm.

Motion carried 4:0

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Respectfully submitted by:
William Lenzen, Zoning Assistant

MOTIONS

- ¹ **Motion to Approve agenda**
Motion carried 4:0
- ² **Motion to Approve the previous month's meeting minutes as amended**
Motion carried 4:0
- ³ **Motion to Close the Public Hearing**
Motion carried 4:0
- ⁴ **Motion to APPROVE the Variance to R-1 Setback Standards**
Motion carried 4:0
- ⁵ **Motion to Close the Public Hearing**
Motion carried 4:0
- ⁶ **Motion to APPROVE the Variance to A-1 Setback Standards**
Motion carried 4:0
- ⁷ **Motion to Close the Public Hearing**
Motion carried 4:0
- ⁸ **Motion to APPROVE the Variance to R-1 Setback Standards**
Motion carried 4:0
- ⁹ **Motion to Close the Public Hearing**
Motion carried 4:0
- ¹⁰ **Motion to APPROVE the for an After-the-Fact Variance to Accessory Dwelling Unit Performance Standards**
Motion carried 4:0
- ¹¹ **Motion to Close the Public Hearing**
Motion carried 4:0
- ¹² **Motion to APPROVE the Variance to A-2 Setback Standards**
Motion carried 4:0
- ¹³ **Motion to Adjourn**
Motion carried 4:0