

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
June 23rd, 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, Jeff Traxler, and Dennis Tebbe.

Commissioners Absent: None

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

1. Approval of the previous month's meeting minutes

¹Motion by Commissioner Tebbe and seconded by Commissioner Breuer to **Remove** the April 28th, May 19th, and May 28th Meeting Minutes to allow staff to make error corrections.

Motion carried 6:0

2. Approval of Agenda

²Motion by Commissioner Tebbe and seconded by Commissioner Breuer to approve the meeting agenda as amended.

Motion carried 6:0

3. Conflict/Disclosure of Interest

There were no conflicts or disclosures.

4. Public Hearings:

PUBLIC HEARING: Request for Variance to Right-of-Way Setbacks

Request for Variance, submitted by Jeffery Winters (Owner) to allow construction of a replacement dwelling that is proposed to be 6 feet from the Wood Ave Right-of-Way when 25 feet is required. The property is zoned R-1. Parcel 32.130.1330. 29039 Wood Ave Frontenac MN, 55026. Lots 7 & 8, Block 35 of the Town of Frontenac Plat in Florence Township.

Lenzen presented the staff report and attachments.

Commissioner Traxler asked staff with the house being that close to the ROW. Is there a concern about being too close to any utilities.

Lenzen stated that all utilities are placed in the ROW of the road not in the ROW setback.

Winter and Schwalbe mentioned that staff should have received the township's signature.

Lenzen stated that we have received the variance packet, but there isn't any Township signature on the packet.

Chair Knott opened the Public Hearing.

No one spoke for or against.

³**After 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 Breuer asked what does "PC recommends approval" mean.

Commissioner Knott stated that is the Townships approval form. He also addressed that the rest of the homes in the area are also close to the ROW.

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⁴Motion by Commissioner Tebbe, 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 Jeffery Winters (Owner) to allow construction of a replacement dwelling that is proposed to be 6 feet from the Wood Ave Right-of-Way when 25 feet is required.

Motion carried 6:0

PUBLIC HEARING: Request for Variance to Impervious Surface Coverage and Right-of-Way Setbacks

Request for Variance, submitted by Craig Milde (Applicant) on behalf of Milde Investments LLC (Owner) to allow construction of a porch addition. The porch addition adds to the impervious surface coverage of the lot which is a maximum coverage of 25% of the lot. The addition is also too close to the Right-of-Way at 10 feet when 25 feet is required. The property is zoned R-1. Parcel 32.290.0020. 28775 Lake Avenue Way Frontenac MN, 55026. Lot 1, Block 2 of the Chateau Frontenac Homes Plat in Florence Township.

Lenzen presented the staff report and attachments.

Commissioner Knott asked the applicant if he is just extending the porch laterally

Applicant stated that it is correct.

Chair Knott opened the Public Hearing.

No one spoke for or against.

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

Motion carried 6:0

Commissioner Tebbe stated that he supports this use and understands that these lots are small and this roof addition isn't going to drastically change the amount of water runoff.

⁶Motion by Commissioner Huneke, seconded by Commissioner Rechtzigel, 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 Craig Milde (Applicant) on behalf of Milde Investments LLC (Owner) to allow construction of a porch addition. The porch addition adds to the impervious surface coverage of the lot which is a maximum coverage of 25% of the lot.

Motion carried 6:0

⁷Motion by Commissioner Huneke, seconded by Commissioner Tebbe, 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 Craig Milde (Applicant) on behalf of Milde Investments LLC (Owner) to allow construction of a porch addition. The addition is also too close to the Right-of-Way at 10 feet when 25 feet is required.

Motion carried 6:0

PUBLIC HEARING: Request for Variance to Side Yard Setbacks

Request for Variance, submitted by Dale Johnson (Owner) to allow construction of an accessory shed (48ft x

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64ft) that is proposed to be 10 feet from a side yard property line when 30 feet is required. The property is zoned A-1. Parcel 37.001.0404. 11993 350th Street Way Cannon Falls MN, 55009. S 735.04 feet E 400 feet of SE1/4 of the SE1/4 of SEC 1, TWP 111, Range 17 in Leon Township.

Lenzen presented the staff report and attachments.

Commissioner Tebbe asked staff that the only way to get around this would be to plat it.

Lenzen stated that is correct.

Dale Johnson stated that he did know about the section line until he went to build a shed.

Chair Knott opened the Public Hearing.

Suzanne Rassmussen at 11995 350th street stated that they talked with the Township about this and would like to not see any lights facing east or skyward.

Commissioner Knott asked the applicant if he has addressed their concerns.

Dale Johnson stated that the only lights will be on the west side of the shed with the overhead doors.

⁸After Chair Knott asked three times for comments, it was moved by Commissioner Rechtzigel and seconded by Commissioner Huneke to close the Public Hearing.

Motion carried 6:0

Commissioner Rechtzigel stated that the section line to him is like an imaginary line that inhibits the use of land.

⁹Motion by Commissioner Huneke, seconded by Commissioner Rechtzigel, 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 Dale Johnson (Owner) to allow construction of an accessory shed (48ft x 64ft) that is proposed to be 10 feet from a side yard property line when 30 feet is required.

Motion carried 6:0

5. Other-Discussion

Commissioner Knott asked staff if they have items for the July meeting.

Lenzen stated that there are items for the July meeting.

Commissioner Tebbe asked to have the July agenda reflect that the April, May 19th, and May 28th be a removed item.

Commissioner Breuer asked staff if we should have the Townships decision before we make our decision?

Smith stated that the County's and Townships decisions are separate of each other. We at the county can only make a decision based on the County's Zoning Ordinance.

6. Adjourn

¹⁰Motion by Commissioner Rechtzigel, seconded by Commissioner Huneke, to adjourn the BOA meeting at 5:35 pm.

Motion carried 5:0

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Respectfully submitted:

William Lenzen, Zoning Assistant

MOTIONS

¹ **Motion to Remove previous month's meeting minutes**

Motion carried 6:0

² **Motion to Approve agenda as amended**

Motion carried 6:0

³ **Motion to Close the public hearing**

Motion carried 6:0

⁴ **APPROVE the Variance to Right-of-way Setbacks**

Motion carried 6:0

⁵ **Motion to Close the public hearing**

Motion carried 6:0

⁶ **APPROVE the Variance to Impervious Surface Coverage**

Motion carried 6:0

⁷ **APPROVE the Variance to Right-of-Way Setbacks**

Motion carried 6:0

⁸ **Motion to Close the public hearing**

Motion carried 6:0

⁹ **APPROVE the Variance to Side Yard Setbacks**

Motion carried 6:0

¹⁰ **Motion to Adjourn**

Motion carried 6:0

Unofficial until Approved By BOA