

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
March 24th, 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 and Jeff Traxler.

Commissioners Absent: Dennis Tebbe

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

1. Approval of Agenda

¹Motion by Commissioner Breuer and seconded by Commissioner Huneke to approve the meeting agenda.

Motion carried 5:0

2. Approval of the previous month's meeting minutes

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

Motion carried 5:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearings:

PUBLIC HEARING: Request for Variance to Bluff Land Setback Standards

Request for Variance, submitted by Steve Dietz and Janet Malotky (Owners) to allow construction of a Screened Porch to be 8 feet from the Bluff. The property is zoned R-1. Parcel 32.290.0040. 28839 Lake Ave. Way, Frontenac MN, 55026. Lot 1, Block 3 of the Chateau Frontenac Homes Plat in Florence Township.

Lenzen presented the staff report and attachments.

Commissioner Rechtzigel asked the Applicant when the concrete pad was installed.

Steve Deitz stated that the concrete pad was built before they owned the home some sometime around 2015.

Commissioner Knott asked which way the water will be directed

Deitz stated that it will be directed south toward a rain garden

Chair Knott opened the Public Hearing

Commissioner Breuer stated that it appears that this wouldn't alter the property.

³After 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 5:0

⁴Motion by Commissioner Breuer, seconded by Commissioner Huneke, 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 Steve Dietz and Janet Malotky (Owners) to allow construction of a Screened Porch to be 8 feet from the Bluff.

Motion carried 5:0

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PUBLIC HEARING: Request for Variance to Accessory Dwelling Unit Standards

Request for Variance, submitted by William Gadiant (Owner) to allow an Accessory Dwelling Unit to be located 640 feet from the primary dwelling when less than 100 feet is required. The property is zoned A-1. Parcel 25.027.0100. 15780 County 9 Blvd, Goodhue MN, 55027. NE ¼ of Sec 27, Twp 111, Range 16 in Belle Creek Township.

Lenzen presented the staff report and attachments.

Commissioner Knott asked if there was any work being done on the structure that would require a building permit.

Smith stated that there is work being done on the interior. Stated that the County wants to see that the proper permits are pulled for this project.

Commissioner Traxler asked if it would make sense to sell the home and split off the land.

Smith stated that they don't intend to sell or split the land

Commissioner Knott stated that the applicant is also engaged in farming operations.

Chair Knott opened the Public Hearing

No one spoke at the public hearing.

⁵After 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 5:0

Commissioner Rehtzigel asked how long the house hadn't been lived in.

Smith stated that this is unclear but probable when the new house had a temporary certificate of occupancy.

⁶Motion by Commissioner Breuer, seconded by Commissioner Traxler, 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 William Gadiant (Owner) to allow an Accessory Dwelling Unit to be located 640 feet from the primary dwelling when less than 100 feet is required.

Motion carried 5:0

5. Other-Discussion

⁷Motion by Commissioner Rehtzigel, seconded by Commissioner Traxler, to adjourn the BOA meeting at 5:22 PM.

Motion carried 5:0

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Respectfully submitted:

William Lenzen, Zoning Assistant

MOTIONS

¹ **Motion to approve Agenda**

Motion carried 5:0

² **Motion to approve Previous Meeting Minutes**

Motion carried 5:0

³ **Motion to close the Public Hearing**

Motion carried 5:0

⁴ **APPROVE the Variance to Bluff land Setback Standards**

Motion carried 5:0

⁵ **Motion to close the Public Hearing**

Motion carried 5:0

⁶ **APPROVE the Variance to Accessory Dwelling Unit Standards**

Motion carried 5:0

⁷ **Motion to adjourn**

Motion carried 5:0

Unofficial until Approved By BOA