

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
May 19th, 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 Dennis Tebbe.

Commissioners Absent: Jeff Traxler

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

1. Approval of Agenda

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

Motion carried 5:0

2. Approval of the previous month's meeting minutes

²Motion by Commissioner Tebbe and seconded by Commissioner Huneke to **Table** the previous month's meeting minutes to allow staff to make error corrections.

Motion carried 5:0

3. Conflict/Disclosure of Interest

There were no conflicts or disclosures.

4. Public Hearings:

PUBLIC HEARING: Dunbar/Martie

Request for Variance, submitted by applicants Brandon Dunbar and Stephanie Martie, owners of the property described as Goodhue Co Tax Parcel 47.032.1500. Part of the NW1/4 OF NE1/4 of SEC 32 TWP 110 RANGE 015, comprising approximately 25 acres. The property is located south of the North Branch of the Zumbro River, and west of County 48 Blvd, Zumbrota, MN.

The applicants are proposing to construct a home on the eastern portion of their property, fronting County 48 Blvd, in an area zoned A-3 which requires 35 acres of land per residence. Their property in Section 32 is 25 acres, which is 10 acres less than required. The applicants also own an adjacent 20-acre parcel in section 29 that cannot be combined with their building site due to its location in a different section.

Smith presented the staff report and attachments.

Chair Knott opened the Public Hearing.

Merlyn Unger (44825 County 48 Blvd, Zumbrota MN, 55992) stated that he was there in support of the applicant's proposal.

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

Motion carried 5:0

Commissioner Tebbe stated that with the presence of the surrounding residential lots. This falls right in place with how the area is developing.

Commissioner Breuer stated that allowing a dwelling in this area is within reason for this area.

Commissioner Knott stated that it's not out of character with the area.

⁴**Motion by Commissioner Tebbe, seconded by Commissioner Breuer, for the Board of Adjustment to:**

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- 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 Stephanie Martie and Dunbar (Owners) to Article 23 regulating the A3 Zoning District, to allow residential construction on a lot not meeting the 35-acre total area requirements.

Motion carried 5:0

5. Other-Discussion

Commissioner Knott mentioned to the other commissioners that there will be a special meeting on May 28th and asked who knows if they are able to make that meeting.

Commissioner Rechtzigel stated that he would not be able to make it to that meeting.

6. Adjourn

⁵**Motion by Commissioner Huneke, seconded by Commissioner Rechtzigel, to adjourn the BOA meeting at 5:20 pm.**

Motion carried 5:0

Respectfully submitted:

William Lenzen, Zoning Assistant

MOTIONS

¹ **Motion to Approve agenda**

Motion carried 5:0

² **Motion to Table previous meeting minutes**

Motion carried 5:0

³ **Motion to Close the public hearing**

Motion carried 5:0

⁴ **APPROVE the variance to article 23, minimum lot size**

Motion carried 5:0

⁵ **Motion to Adjourn**

Motion carried 5:0