

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
May 28th, 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: Dennis Tebbe, Scott Breuer, Daniel Knott, and Mark Huneke.

Commissioners Absent: Jeff Traxler and Randy Rechtzigel

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 Huneke to approve the meeting agenda.

Motion carried 4:0

2. Conflict/Disclosure of Interest

There were no conflicts or disclosures.

3. Public Hearings:

PUBLIC HEARING: Dunbar/Martie

Request for Variance, submitted by applicant and property owner Matt Kruger, 51808 152nd Ave, Pine Island, MN, and described as Goodhue Co Tax Parcel 40.034.2200. Legally described as: SECT-34 TWP-109 RANGE-016 NW1/4 OF SE1/4 OF SW1/4, totaling 10.0 acres. The property is in the A-2 zoning district. The applicant is proposing to exceed the County Zoning Ordinance 7,200 square foot limit of shed square footage, with the construction of a shed on the property that is 60 feet x 104 feet in dimensions.

The property currently has one existing shed. If the new shed is approved, the site would exceed the limit by 450 square feet. The applicant is proposing to exceed the County Zoning Ordinance 7,200 square foot limit of shed square footage, with the construction of a shed on the property that is 60 feet x 104 feet in dimensions. The property currently has one existing shed. If the new shed is approved, the site would exceed the limit by 450 square feet.

Lenzen presented the staff report and attachments.

Applicant stated that they just want to build a shed and don't want it to be an eyesore to neighbors.

Commissioner Tebbe asked how many trees were removed.

Applicant stated the trees were removed only where the shed and driveway are going. They left a windbreak of trees along the north property line.

Chair Knott opened the Public Hearing.

No one spoke

²After 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 4:0

Commissioner Tebbe stated that a windbreak of trees was left, and the applicant intends to replant the trees. He doesn't think the shed will be visible from adjacent properties.

³Motion 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

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APPROVE the Request for Variance, submitted by applicant and property owner Matt Kruger, 51808 152nd Ave, Pine Island, MN, and described as Goodhue Co Tax Parcel 40.034.2200. Legally described as: SECT-34 TWP-109 RANGE-016 NW1/4 OF SE1/4 OF SW1/4, totaling 10.0 acres. The property is in the A-2 zoning district. The applicant is proposing to exceed the County Zoning Ordinance 7,200 square foot limit of shed square footage, with the construction of a shed on the property that is 60 feet x 104 feet in dimensions. The property currently has one existing shed. If the new shed is approved, the site would exceed the limit by 450 square feet. The applicant is proposing to exceed the County Zoning Ordinance 7,200 square foot limit of shed square footage, with the construction of a shed on the property that is 60 feet x 104 feet in dimensions. The property currently has one existing shed. If the new shed is approved, the site would exceed the limit by 450 square feet. With the following conditions.

1. A building permit must be applied for within 1 year of obtaining the variance
2. The owner must verify all property lines, property corners, and locations of easements prior to obtaining a building permit
3. The variance is null and void if construction does not start within a year of the variance approval.

Motion carried 4:0

4. Other-Discussion

Commissioner Knott mentioned to the commissioners that the next meeting is on June 23rd. He asked staff if there are any items for the next meeting.

Lenzen stated that there currently are two items with the possibility for a third.

5. Adjourn

4th Motion by Commissioner Huneke, seconded by Commissioner Breuer, to adjourn the BOA meeting at 5:12 pm.

Motion carried 4:0

Respectfully submitted:

William Lenzen, Zoning Assistant

MOTIONS

¹ Motion to Approve agenda

Motion carried 4:0

² Motion to Close the public hearing

Motion carried 4:0

³ APPROVE the Variance to Accessory Building Sqft Limit

Motion carried 4:0

⁴ Motion to Adjourn

Motion carried 4:0