

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
December 18, 2023 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, Daniel Knott, Darwin Fox, Randy Rechtzigel, Keith Allen and Scott Breuer (5:09pm)

Commissioners Absent: None

Staff Present: Land use Management Director Lisa Hanni, Zoning Administrator Samantha Pierret, and Zoning Assistant William Lenzen

1. Approval of Agenda

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

Motion carried 5:0

2. Approval of Minutes

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

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 Minimum Setback Standards

Request for an after-the-fact Variance, submitted by Charles Rusch (Owner) to R-1 Zoning District standards to allow an accessory building to be established less than 25 feet from the Van Blarcum Avenue Right-of-Way and less than 8 feet from a side property line. Parcel 32.130.1540. 28940 Van Blarcum Avenue Frontenac, MN 55026. Lot 4 Block 41 of the Town of Frontenac plat.

Lenzen presented the staff report and attachments.

Chair Knott opened the Public Hearing

Lenzen presented a letter from Lee Million (28902 Van Blarcum Ave, Frontenac). Mr. Million wrote that the shed was placed on the property in March 2023 and he would like a deadline established for the Applicant to move the shed to its proposed location.

Allen Novek (34771 Faribault St, Frontenac) stated that for them and Million the shed needs to be moved back. He stated the shed is located in an area that blocks views for the neighbors and it is too close to the road. Doesn't want this to become something that more people start doing without getting the proper permits.

Charles Rusch (Applicant) stated that they would like to move the shed the full 25 feet from the roadway but they physically can't because of its proximity to the septic drainfield and other small sheds on the property.

Breuer asked if something was restricting it from moving the full 25 feet to the east.

Rusch stated that there is a small shed limiting the distance to the east and a septic drainfield to the south limiting the shed's placement.

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

Motion carried 6:0

Commissioner Tebbe stated that if the storage shed wasn't there, is there anything prohibiting them from storing a travel trailer on the property that would be obstructing views?

Pierret stated that someone could store a travel trailer stored on their property. They just can't be stored in the road right of way.

Commissioner Knott stated that the Township could establish their own rules, particularly regarding the road right of way.

Commissioner Tebbe stated that because of the age of when these lots were platted the lot sizes are smaller. For today's standards, it makes it hard to build/situate items on these lots.

4Motion by Commissioner Allen, seconded by Commissioner Fox for the Board of Adjustment to:

- adopt the amended 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 an after-the-fact Variance, submitted by Charles Rusch (Owner) to R-1 Zoning District standards to allow an accessory building to be established 19 feet from the Van Blarcum Avenue Right-of-Way and 7 feet from a side property line.

Motion carried 6:0

5. Other-Discussion

Hanni stated that at the upcoming meeting in January, the Comprehensive Plan subcommittee will meet.

Pierret stated that there are multiple times possible to start with the Comprehensive Planning Committee.

Consensus for January 22nd meeting: Comprehensive Plan subcommittee at 4:30 pm, BOA at 5:00 pm, and PAC at 6:00 pm.

5Motion by Commissioner Rehtzigel, seconded by Commissioner Tebbe to adjourn the BOA meeting at 5:30 PM.

Motion carried 6:0

Respectfully submitted:

William Lenzen, Zoning Assistant

MOTIONS

¹ APPROVE the BOA meeting agenda.

Motion carried 5:0

² APPROVE the previous month's meeting minutes as amended.

Motion carried 5:0

³ Motion to close the Public Hearing.

Motion carried 6:0

⁴ APPROVE the Variance to Minimum Setback Standards.

Motion carried 6:0

⁵ Motion to Adjourn

Motion carried 6:0

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director



County Surveyor / Recorder

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NOTICE OF PUBLIC HEARING

November 30, 2023

LEE R MILLION
PATRICIA A MILLION
28902 VAN BLARCUM AVE
FRONTENAC MN 55026

RECEIVED

DEC 14 2023

Board of Adjustment

PUBLIC HEARING AGENDA ITEM:

Request for an after-the-fact Variance, submitted by Charles Rusch (Owner) to R-1 Zoning District standards to allow an accessory building to be established less than 25-feet from the Van Blarcum Avenue Right-of-Way and less than 8 feet from a side property line. Parcel 32.130.1540. 28940 Van Blarcum Avenue Frontenac, MN 55026. Lot 4 Block 41 of the Town of Frontenac plat.

WHEN: Monday, December 18, 2023 at 5:00 PM

WHERE: Goodhue County Government Center Third Floor Board Room, 509 West Fifth Street, Red Wing, Minnesota.

Anyone interested is invited to attend. Agenda items may be subject to change. Please contact Land Use Management at (651) 385-3104, or visit us on the web at www.co.goodhue.mn.us for more information. Agenda and staff reports will be made available online 7 days prior to the scheduled hearing.

I WISH THAT I COULD AT THIS MEETING, ONLY TO ASSURE YOU THAT I DID AGREE TO THE 15' BACK FROM THE ROAD VARIANCE AND TO SAY THIS ISSUE STARTED BACK IN MARCH. I AM TIRED OF TRYING TO MAKE PEOPLE DO WHAT IS CORRECT. I WANT THIS OVER AND WOULD LIKE A DEADLINE FOR THIS BUILDING TO BE MOVED. THE OWNER HAS STALLED AND IS DOING NOTHING TO PREPARE FOR REMOVAL OF THE ILLEGAL DRIVEWAY OR BUILDING.

GOODHUE COUNTY
Samantha Pierret, AICP
County Planner/ Zoning Administrator

www.co.goodhue.mn.us

12/14/23