

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
April 27th, 2026, MEETING MINUTES**

The meeting of the Goodhue County Board of Adjustment was called to order at 5:00 PM by Chair Randy Rehtzigel at the Goodhue County Government Center Board Room.

Roll Call

Commissioners Present: Scott Breuer, Dennis Tebbe, Richard Miller, Randy Rehtzigel, Daniel Knott and Jeff Traxler.

Commissioners Absent: None

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

1. Call to Order

2. Approval of Agenda

¹Motion by Commissioner Miller and seconded by Commissioner Traxler to approve the meeting agenda.

Motion carried 6:0

3. Conflict/Disclosure of Interest

There were no conflicts or disclosures.

4. Approval of the previous month's meeting minutes

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

Motion carried 4:0 *Commissioner Tebbe and Commissioner Knott abstained due to not being present at the March meeting.*

5. Tabled Items:

Request for Variance to Industrial District Setback Standards

Request for Variance, submitted by Jonathan and Ashley Meyers (Owners), to allow construction of a building addition that does not meet the 45-foot setback from side yard property lines when abutting parcels zoned in the agricultural district. The owners are also requesting the expansion of a nonconforming structure. The parcel is zoned I (Industrial District). Parcel 35.034.0800. 3020 457th Street Way Kenyon MN 55946. Part of the W1/2 of the SW1/4 of Section 34 Township 110 Range 18 in Holden Township.

Smith presented the staff report and attachments.

Commissioner Knott stated the new addition will be less intrusive than the current building. It's uncertain where the north property line is.

³Motion by Commissioner Knott, 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 Jonathan and Ashley Meyers (Owners), to allow construction of a building addition that does not meet the 45-foot setback from side yard property lines when abutting parcels zoned in the agricultural district.

Motion carried 6:0

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Request for Variance to Property Line and Bluff Land Setback Standards

Request for Variance, submitted by Brian Mandelkow (Applicant) to allow construction of a shed addition that will be less than the required 30-foot setback from bluff lands and less than the required 30-foot setback from the side yard property line. The parcel is zoned A-1, Parcel 42.029.0503, 13000 322nd Street Way, Cannon Falls MN, 55009. The SW1/4 of the NW1/4 of section 29, Township 112, Range 16 in Vasa Township.

Smith presented the staff report and attachments.

Commissioner Rehtzigel asked staff that on the staff maps the building is flush with the rear of the existing building and on the applicants drawing is extending out closer to the bluff land.

Smith stated that the maps from maps from staff are an approximation.

Mandelkow stated that their goal is to keep the south edge of the buildings all flush on the same line.

Commissioner Rehtzigel asked the applicant if he wanted to go 12 feet closer to the bluff.

Mandelkow stated that it will be closer to the bluff then the existing building it's being attached to but not as far back as the other building.

Commissioner Traxler mentioned that the new building will be taller then the existing building and asked if the applicant would consider putting gutters on the new building to redirect water flow away from the bluff land.

Commissioners discussed in which direction the building roof will be and if gutters will help.

Commissioner Knott asked if staff or Soil and Water Conservation District came out to look at the site?

Staff stated that no one was out there to their knowledge.

Commissioner Miller asked if they would be willing to have the shed extend 68 feet to the south rather than the north.

Mandelkow explained that it would require a lot of dirt work and fill to have a level access to the shed.

Commissioner Knott asked what equipment will be stored in the shed.

Mandelkow stated it was farm equipment.

Commissioner Miller asked where the entrance would be for the equipment.

Mandelkow stated it would be facing the west and the south.

Commissioners were discussing were the 7ft is pointing to on the building.

Smith stated that these measurements aren't exact but at the closest point the building will be 7ft from the property line.

Commissioner Knott explained that they should change the language to allow the applicant's shed to be less than 30ft and up to the property line.

⁴Motion by Commissioner Miller, seconded by Commissioner Traxler, for the Board of Adjustment to:

- adopt the staff report into the record;
- adopt the findings of fact;

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- accept the application, testimony, exhibits, and other evidence presented into the record; and **APPROVE** the request for variance, submitted by Brian Mandelkow (Applicant) to allow construction of a new shed addition to be less than the required 30-foot setback from the side yard property line without crossing the property line.

Motion carried 6:0

Commissioner Knott asked staff if there was a topographic map.

Smith stated that there is not one in the report

Mandelkow stated he didn't have one either.

Commissioner Rehtzigel asked how much elevation drop is there.

Commissioner Tebbe stated that as staff mentioned topography is hard to gauge from the office and it can even vary when out on site.

Commissioner Breuer asked if the toe of the bluff can be changed.

Commissioner Knott stated that it's not the bluff that would change, more so the actual measurement could be different from what is mapped and site erosion best management practices can be implemented to mitigate issues.

Commissioner Traxler asked staff if we could include a recommendation for gutters in the motion?

Smith stated that yes that can be done. Based on her experience with bluffs. By adding gutters, it can increase the water's velocity and cause more erosion than it might without gutters. If the commissioners are concerned with there being too much impervious surface that there be a condition in the motion to move water away from the toe of the bluff.

Commissioner Traxler mentioned that it's the roof runoff that he is most concerned about.

Mandelkow stated that there is a swale to the north of the proposed addition that will still be far enough to the north that water will run into that before impacting the bluff.

⁵Motion 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 Brian Mandelkow (Applicant) to allow construction of a new shed addition to be less than the required 30-foot setback from the toe of the bluff.

Commissioner Knott explains that that motion could allow the applicant to build right up to the toe of the bluff.

Commissioner Rehtzigel states to amend the motion to include that the addition shall not be more than 12 feet toward the bluff from the north edge of the existing building.

⁶Commissioner Tebbe accepts that amendment to the motion, seconded by Commissioner Breuer for the Board of Adjustment to:

Allow the new shed addition to be less than the required 30-foot setback from the toe of the bluff and not more than 12 feet north from the north edge of the existing building.

⁷Commissioner Knott motions, seconded by Commissioner Traxler to amend the motion to:

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Also mitigate water runoff from the new structure toward the south.

⁸Commissioner Tebbe accepts those amendments to the motion, seconded by Commissioner Breuer for the Board of Adjustment to:

Allow the new shed addition to be less than the required 30-foot setback from the toe of the bluff and not more than 12 feet north from the north edge of the existing building and to mitigate water runoff from the new structure toward the south.

Motion carried 6:0

⁹Motion by Commissioner Tebbe, seconded by Commissioner Breuer, for the Board of Adjustment to:

- adopt the staff report into the record;
- Practical difficulties were found to be the amount of fill required if the building moved farther south than the proposed location and that option would also take agricultural land out of production;
- accept the application, testimony, exhibits, and other evidence presented into the record; and **APPROVE** the request for variance, submitted by Brian Mandelkow (Applicant) to allow construction of a new shed addition to be less than the required 30-foot setback from the toe of the bluff but not more than 12 feet north from the north edge of the existing building and to mitigate water runoff from the new structure toward the south.

Motion carried 6:0

6. Public Hearings:

Request for Variance to Accessory Structure Square Footage Standards

Request for Variance, submitted by Daniel Hudson (Applicant) to allow the construction of an accessory shed that is proposed to be 2,352 square feet when 2,100 square feet is the maximum cumulative square footage for accessory buildings in the Suburban Residential District (R-1). Parcel 32.200.0550 is zoned R-1 (Suburban Residential). Address: 32261 Lakeview Drive Lake City, MN 55041. Pt Of Lot 47 Com 18ft SW Of Cen Line Old RW Lc Rd On S Line Lot 48 Nwly Alng Rd 697.3ft For Beg Swly 300ft Nwly 150ft Nely 300ft Sely 150ft in Florence Township.

Lenzen presented the staff report and attachments.

Hudson stated that he doesn't want to remove more trees.

Commissioner Miller asked why they would need that much space.

Hudson replied that they have vehicles, bikes, boat, icehouse etc.

Chair Rechtzigel opened the Public Hearing.

No one spoke at the public hearing.

¹⁰After Chair Rechtzigel asked three times for comments, it was moved by Commissioner Tebbe and seconded by Commissioner Traxler to close the Public Hearing.

Motion carried 6:0

Commissioner Tebbe stated that having 6 feet more length doesn't make that big of difference.

Commissioner Rechtzigel asked staff what the square footage for lots less than 1 acre is.

Lenzen stated that lots under 1 acre can have up to 1500 square feet of accessory structure.

Commissioner Breuer asked what the elevation change is from the front to the rear.

Hudson stated that the elevation drops.

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Smith clarified that the motion would not be adopting the staff report because the report recommends denial. And the commissioners would have to provide findings of fact to approve the request.

Commissioner Knott stated that the only area in the staff report that would need to be reversed would be the practical difficulties in complying with the official control.

Commissioner Knott asked Commissioner Breuer if he would like to withdraw his motion and make a substitute motion.

Commissioner Breuer withdrew his motion.

¹¹Motion by Commissioner Knott, seconded by Commissioner Tebbe, for the Board of Adjustment to:

- adopt the staff report into the record;
- the board finds there are practical difficulties in meeting the Official Control;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Approve the request for variance, submitted by Daniel Hudson (Applicant) to allow the construction of an accessory shed that is proposed to be 2,352 square feet when 2,100 square feet is the maximum cumulative square footage for accessory buildings in the Suburban Residential District (R-1).

Commissioner Miller disagrees with this motion because it's not in line with the ordinance.

Commissioner Knott states that he agrees with Commissioner Miller, however, believes that this will be hidden from view from the road and the building is only going to be 10% larger than what the ordinance allows.

Commissioner Miller states that even with the distance of the site, it still doesn't diminish the fact that it's over what the ordinance states.

Commissioner Knott asked staff if they received any complaints.

Smith stated that staff had several phone calls but no submissions.

Commissioner Tebbe asked staff if the Township signed off on the variance?

Lenzen stated that they did sign off.

Motion carried 5:1

Request for Variance to Confined Feedlot Setback Standards

Request for Variance, submitted by Bryan Billman (Applicant) on behalf of Billman Brothers LLC (Owner) to allow the construction of a swine barn to be less than the required 1,000-foot setback from a neighboring dwelling. Parcel 40.003.0501 is zoned A-1 (Prime Agricultural District). Address: 15260 460th Street, Zumbrota MN, 55992. N907.50FT of NE1/4 of NW1/4 Section 3, Township 109, Range 16. Roscoe Township.

Lenzen presented the staff report and attachments.

Chair Rechtzigel opened the Public Hearing.

No one spoke.

¹²After Chair Rechtzigel asked three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Traxler to close the Public Hearing.

Motion carried 6:0

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Commissioner Rehtzigel stated that he had no problem with their request.

Kelsey Petit (County Feedlot Officer) stated that she helped them out through this process, and they wanted to make sure they were following all setbacks.

13th Motion by Commissioner Miller, 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 Bryan Billman (Applicant) on behalf of Billman Brothers LLC (Owner) to allow the construction of a swine barn to be 770 feet setback from a neighboring dwelling.

Motion carried 6:0

Request for Variance to A-2 Setback Standards

Request for Variance, submitted by Nathan Arndt (Applicant/Owner) to allow the construction of an Accessory Building to be less than the required 60-foot setback from the 210th Ave Right-of-Way. Parcel 31.028.0900 is zoned A-2 (Agricultural District). Address: 32180 210th Ave, Red Wing MN, 55066. W1/2 of the NW1/4 of Section 27, Township 112N, Range 15W. Featherstone Township.

Lenzen presented the staff report and attachments.

Commissioner Knott asked what was the modification?

Arndt stated they adjusted the orientation to be farther from 210th Ave Right-of-Way to meet the townships setback.

Chair Rehtzigel opened the Public Hearing.

No one spoke.

14th After Chair Rehtzigel asked three times for comments, it was moved by Commissioner Knott and seconded by Commissioner Traxler to close the Public Hearing.

Motion carried 6:0

15th Motion by Commissioner Knott, 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 Nathan Arndt (Applicant/Owner) to allow the construction of an Accessory Building to be 39 feet setback from the 210th Ave Right-of-Way.

Motion carried 6:0

Request for Variance to A-1 Setback Standards

Request for Variance, submitted by Aaron Bauer (Applicant/Owner) to allow the construction of an Accessory Building to be less than the required 30-foot setback from property and section line. Parcel 46.030.0900 is zoned A-1 (Prime Agricultural District). Address: 12998 Welch Trail, Welch MN, 55089. S1/2 of SE1/4 of Section 30, Township 113, Range 16. Welch Township.

Lenzen presented the staff report and attachments.

Bauer stated that they looked at platting the two properties.

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Smith clarified that the owner originally wanted to plat the two parcels but found out that the two parcels are in different sections and in different zoning districts.

Chair Rehtzigel opened the Public Hearing.

Lenzen read an email from Les Anderson 12660 260th Street Cannon Falls 55009: "To the board of adjustment. I am the bordering landowner to the north of the parcel. I don't have any issue with the set back being less than thirty feet."

¹⁶After Chair Rehtzigel asked three times for comments, it was moved by Commissioner Tebbe and seconded by Commissioner Traxler to close the Public Hearing.

Motion carried 6:0

Commissioner Knott stated that he appreciates that effort was made to plat the property.

Bauer stated that they looked at other spots on the property.

Commissioner Knott stated that the applicant has made their jobs easy and the applicant made valid attempts.

¹⁷Motion by Commissioner Miller, 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 Aaron Bauer (Applicant/Owner) to allow the construction of an Accessory Building to be 3 feet over the property line section line.

Motion carried 6:0

7. Oaths of Office

Megan stated that she will have Commissioner Tebbe and Commissioner Knott come to the Land Use office during business hours to take the oaths.

8. Other/Miscellaneous Discussion

Smith stated that the commissioners should have gotten a memorandum regarding density regulations.

9. Adjourn

¹⁸Motion by Commissioner Knott, seconded by Commissioner Bauer, to adjourn the BOA meeting at 6:25 pm.

Motion carried 6:0

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Respectfully submitted by:
William Lenzen, Zoning Assistant

MOTIONS

- ¹ Motion to Approve agenda**
Motion carried 6:0
- ² Motion to Approve the previous month's meeting minutes**
Motion carried 4:0
- ³ Motion to APPROVE the Variance to Industrial District Setback Standards**
Motion carried 6:0
- ⁴ Motion to APPROVE the Variance to Property Line Setback Standards**
Motion carried 6:0
- ⁵ Motion to APPROVE the Variance to Bluff Land and Property Line Setback Standards**
- ⁶ Motion to Amend motion 5 to:**
Allow the new shed addition to be less than the required 30-foot setback from the toe of the bluff and not more than 12 feet north from the north edge of the existing building.
- ⁷ Motion to Amend motion 5 to:**
Also mitigate water runoff from the new structure toward the south.
- ⁸ Motion to APPROVE the amendments to motion 5**
Motion carried 6:0
- ⁹ Motion to APPROVE the Variance to Bluff Land and Property Line Setback Standards**
Motion carried 6:0
- ¹⁰ Motion to Close the Public Hearing**
Motion carried 6:0
- ¹¹ Motion to APPROVE the Variance to Accessory Structure Square Footage Standards**
Motion carried 5:1
- ¹² Motion to Close the Public Hearing**
Motion carried 6:0
- ¹³ Motion to APPROVE the Variance to Confined Feedlot Setback Standards**
Motion carried 6:0
- ¹⁴ Motion to Close the Public Hearing**
Motion carried 6:0
- ¹⁵ Motion to APPROVE the Variance to A-2 Setback Standards**
Motion carried 6:0
- ¹⁶ Motion to Close the Public Hearing**
Motion carried 6:0
- ¹⁷ Motion to APPROVE the Variance to A-1 Setback Standards**
Motion carried 6:0
- ¹⁸ Motion to Adjourn**
Motion carried 6:0