

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
March 23rd, 2026, MEETING MINUTES**

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

Roll Call

Commissioners Present: Scott Breuer, Randy Rechtzigel, Richard Miller, and Jeff Traxler.

Commissioners Absent: Dennis Tebbe and Daniel Knott

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 4:0

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 Traxler to approve the previous month's meeting minutes.

Motion carried 4:0

5. Public Hearings:

Request for Variance to Property Line and Bluff Land Setback Standards

Request for Variance, submitted by Brian Mandelkow (Applicant) to allow construction of a new 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 420290503, 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.

Lenzen presented the staff report and attachments.

Mandelkow stated that the east side would require a lot of fill to bring the building level.

Commissioner Traxler asked if the shed will be closer to the bluff than the existing shed.

Mandelkow stated that the elevation drops off on the east side of the shed and would require a lot of fill.

Commissioner Rechtzigel asked if there would be a gravel drive to the south of the building.

Mandelkow stated that there could be.

Commissioner Miller stated that there would be fill on the south side for a drive.

Mandelkow stated that fill would still need to be brought in.

Commissioner Rechtzigel asked if the roof would pitch toward the sheds roof.

Mandelkow stated that the soffit of the new building would be about a foot and half higher than the peak of the existing shed.

Commissioner Breuer asked about drainage around the building.

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Mandelkow stated that the water will flow to the north and south.

Smith stated that there will be two variance motions. One for the Bluff setback and the second for the property line setback.

Commissioner Rehtzigel asked when the acreage was split/combined.

Mandelkow stated that they bought the land as it is currently surveyed. They would not want to combine the parcels because they would have to refinance their mortgage.

Commissioner Breuer asked staff, what is the reason for a denial recommendation.

Smith stated that a practical difficulty isn't being met in complying with the Official Control.

Vice Chair Rehtzigel opened the Public Hearing.

No one spoke.

³After Vice Chair Rehtzigel asked three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Traxler to close the Public Hearing.

Motion carried 4:0

⁴Motion by Commissioner Breuer, seconded by Commissioner Miller, 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 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.

Motion failed 2:2

⁵Motion 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 **Deny** the Request for Variance, submitted by Brian Mandelkow (Applicant) to allow construction of a new 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.

Motion failed 2:2

Andrea Mandelkow stated that they are both were raised in the country. They have no intention of ever selling the land or splitting the land. They want their children to get this property.

Commissioner Miller stated he would be more in favor of this if the building is moved forward to be incline with the existing buildings setback to Bluff Land, thus requesting a lesser variance.

Brian Mandelkow stated that they might consider demolishing the existing shed and rebuilding new.

⁶Motion by Commissioner Miller, seconded by Commissioner Breuer, 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 **Table** the Request for Variance, submitted by Brian Mandelkow (Applicant) to allow construction of a new 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.

Motion carried 4:0

Request for Variance to Right-of-Way Setback Standards

Request for Variance, submitted by Doug Herrick (Applicant) on behalf of Herrick Properties LLP (Owner) to all the construction of two grain legs that will be less than the required 60-foot setback from Right-of-Ways. Parcel 300340600 is Zoned A-1 (Prime Agricultural District). Address: 51955 94th Ave West Concord MN 55985. S1/2 of the SE1/4 and the SW1/4 of Section 34 Township 109 Range 17 in Cherry Grove Township.

Lenzen presented the staff report and attachments.

Doug Herrick stated that if it was up to him, he wouldn't have put the bins that close to the roads.

Vice Chair Rehtzigel opened the Public Hearing.

No one spoke at the public hearing.

⁷After Vice Chair Rehtzigel asked three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Traxler to close the Public Hearing.

Motion carried 4:0

Commissioner Breuer stated that having grain legs are less obtrusive than using grain augers.

Commissioner Traxler asked if the Township is okay with this.

Herrick stated that they are good with the grain legs being there.

Commissioner Breuer asked if one grain bin is being demolished.

Herrick stated that one grain bin will be demolished to install the grain leg.

⁸Motion 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 Doug Herrick (Applicant) on behalf of Herrick Properties LLP (Owner) to all the construction of two grain legs that will be 50 feet from the 94th Ave Right-of-Way.

Motion carried 5:0

6. Year End Report

Megan Smith described what happened in the Zoning Office during 2025

7. ⁹Elections

Smith read the Article 2. Section 5. Board of Adjustment. Subd. 9.

Commissioner Rehtzigel asked if they could go ahead as status quo

Commissioner Miller stated an ordinance change would be required if they wish to change the

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ordinance language.

Commissioner Miller nominated Commissioner Traxler for the Vice Chair, Commissioner Rechtzigel seconded.

Nomination carries 4:0 Commissioner Traxler is the Vice Chair

8. Oaths of Office

Commissioner Greseth swore in Commissioner Traxler, Commissioner Miller, Commissioner Rechtzigel, and Commissioner Breuer

9. Other/Miscellaneous Discussion

None

10. Adjourn

¹⁰Motion by Commissioner Traxler, seconded by Commissioner Miller, to adjourn the BOA meeting at 5:55 pm.

Motion carried 4:0

Respectfully submitted:

William Lenzen, Zoning Assistant

MOTIONS

¹ Motion to Approve agenda

Motion carried 4:0

² Motion to Approve the previous month's meeting minutes

Motion carried 4:0

³ Motion to Close the Public Hearing

Motion carried 4:0

⁴ APPROVE the Variance to Bluff Land and Property Line Setback Standards

Motion failed 2:2

⁵ DENY the Variance to Bluff Land and Property Line Setback Standards

Motion failed 2:2

⁶ TABLE the Variance to Bluff Land and Property Line Setback Standards

Motion carried 4:0

⁷ Motion to Close the Public Hearing

Motion carried 4:0

⁸ APPROVE the Variance to Right-of-Way Setback Standards

Motion carried 4:0

⁹ ELECTIONS nominate Vice Chair

Nomination carries 4:0 Commissioner Traxler as Vice Chair

¹⁰ Motion to Adjourn

Motion carried 4:0