
To: Board of Adjustment
From: Land Use Management
Meeting Date: March 24th, 2025
Report Date: March 14th, 2024

Agenda Item:

Request for Variance, submitted by William Gadiant (Owner) to allow an Accessory Dwelling Unit to be located 640 feet from the primary dwelling when less than 100 feet is required. The property is zoned A-1. Parcel 25.027.0100. 15780 County 9 Blvd, Goodhue MN, 55027. NE ¼ of Sec 27, Twp 111, Range 16 in Belle Creek Township.

Application Information:

Applicants: William Gadiant (Owner)

Address of zoning request: 15780 County 9 Blvd, Goodhue MN, 55027

Parcel: 25.027.0100

Abbreviated Legal Description: NE ¼ of Sec 27, Twp 111, Range 16

Township Information: Belle Creek Township signed off on the Variance application with no additional comments

Zoning District: A-1 (Agricultural Protection)

Attachments and Links:

Application and submitted project summary

Site Map

Goodhue County Zoning Ordinance: [zoning_ordinance.pdf \(goodhuecountymn.gov\)](#)

Background:

William Gadiant (Owner) has applied for a variance to allow an Accessory Dwelling Unit to be located 640 feet from the primary dwelling when less than 100 feet is required.

Variance Standards:

Variances shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variances may be granted when the applicant establishes that “practical difficulties” exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Draft Findings of Fact:

1) Harmony with the general purposes and intent of the official control:

- The purpose and intent of the maximum distance an Accessory Dwelling Unit can be from the primary dwelling (not more than 100 feet) as cited in Article 11 Section 31 is to prevent the splitting of tax parcels, thus increasing the dwelling density of the section.
- The property consists of one parcel containing approximately 160 acres. The minimum lot size in the A-1 District is 2 acres.
- The applicant is proposing to use the old farmhouse as the Accessory Dwelling Unit. The ADU is approximately 640 feet from the primary dwelling.
- The ADU will not have any negative effect on the surrounding properties.
- The Applicant's proposal appears in harmony with the purpose and intent of the official control.

2) The variance request is consistent with the adopted Comprehensive Plan:

- The Goodhue County Comprehensive Plan supports the individual use of rural property in the unincorporated areas of Goodhue County.

The Applicant's Accessory Dwelling Unit request appears consistent with the Goodhue County Comprehensive Plan.

3) There are "practical difficulties" in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):

- The Applicant's request for an accessory dwelling unit is a reasonable use of property in the A-1 District.
- When the applicant had submitted the building permit for their new home. The old farmhouse was to be demolished. They later decided that they wanted to use this home as an accessory dwelling unit.
- A review of the existing development pattern in the vicinity reveals low-density residential development among predominant agricultural uses.

The request for variance appears unlikely to alter the essential character of the locality.

4) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

- Accessory Dwelling Units are permissible in the A-1 district. This does not constitute a use variance.

The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing. The Board should specify the facts and reasons that are the basis of the

Board's determination. In granting a variance, the Board of Adjustment may impose conditions directly related to and bearing a rough proportionality with the impact(s) created by the variance.

Staff Recommendation:

- 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 submitted by William Gadiant (Owner) to allow an Accessory Dwelling Unit to be located 640 feet from the primary dwelling when less than 100 feet is required, 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.

RECEIVED

FEB 21 2025

Variance and Use Management

For Staff Use Only	
Permit #	7 25-0007
\$400 Receipt #	18594
DATE:	2/21/25

SITE ADDRESS, CITY, AND STATE		ZIP CODE
15780 County 9 Blvd Goodhue, MN		55027
LEGAL DESCRIPTION		
Attached ~		
PID#	ZONING DISTRICT	LOT AREA (SF/ACRES)
25.027.0100		160 ac.
LOT DIMENSIONS		STRUCTURE DIMENSIONS (if applicable)

APPLICANT OR AUTHORIZED AGENT'S NAME	
William J Gadiant Jr.	
APPLICANT'S ADDRESS	TELEPHONE
15780 County 9 Blvd	
Goodhue, MN 55027	
	EMAIL

PROPERTY OWNER'S NAME	
Same as Above Same	
PROPERTY OWNER'S ADDRESS	TELEPHONE
	EMAIL

CONTACT FOR PROJECT INFORMATION	
Same as Above Same	
ADDRESS	TELEPHONE
	EMAIL

VARIANCE REQUESTED TO: (check all that apply) <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> Property Line Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Lot Width &/or Area <input type="checkbox"/> Subdivision Regulations <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Shoreland Setbacks <input checked="" type="checkbox"/> Other (specify) ADU	CURRENT OR PREVIOUS USE: 2 dwellings built on same farm over 600ft apart PROPOSED USE: to keep both buildings BUILDING APPLICATION PERMIT NO. (if filed) DATE FILED:
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TOWNSHIP SIGNATURE:		
By signing this form, the Township acknowledges they are aware of the Applicant's variance request.		
In no way does signing this application indicate the Township's position on the variance request.		
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE
Steve McNamara	STEVE McNamara - clerk	2-21-25

By signing below, the applicant acknowledges:

1. The undersigned is the owner or authorized agent of the owner of this property.
2. The information presented is true and correct to the best of my knowledge.
3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
4. Additional information or applications may be required

Applicant's Signature: William Gadiant Jr.

Date: 2-21-25

REQUEST SUMMARY

Please cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: _____ Section: _____ Name: _____

Article: _____ Section: _____ Name: _____

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

Discuss your current use of the property and the reason for your variance request:

We built a new house on the property. Now our son is married and wants to live in the old house. He has cattle on the property to take care of and farms with us.

Describe the effects on the property if the variance is not granted:

Our sons family would be forced to find a place to live that is still close enough to help on the farm + raise his cattle. As you know those options are very limited.

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

It was impossible to put a house within 100ft of the old house. There is a bin set up to the west, a barn to the south, a creek that is prone to flooding to the east, and a waterway to the north.

Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

The house is in good shape so destroying that seemed a waste. There is a pressure tank for the well that waters the cattle in the basement of the old house, so a structure needs to be there to keep the water thawed. Wi-fi from the house is needed to run the corn dryer.

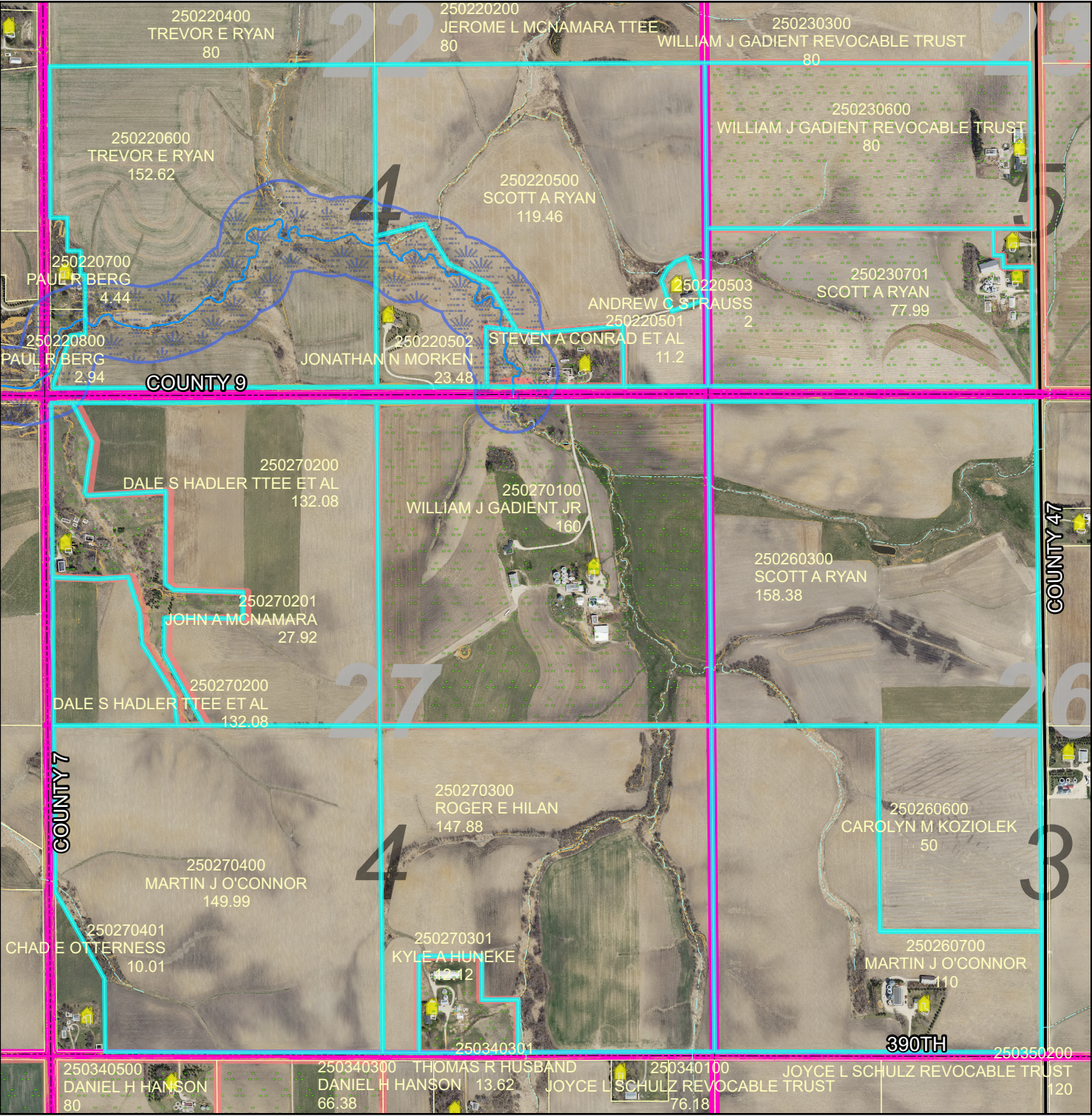
Discuss alternatives you considered that would require a lesser variance. If you rejected such alternatives, provide your reasoning:

There was no room by the existing farm buildings to add the house and shop.

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

In talking to the neighbors, they are in favor of young farmers staying in the area.

PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



BOARD OF ADJUSTMENT

Public Hearing
March 24th, 2025

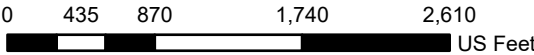
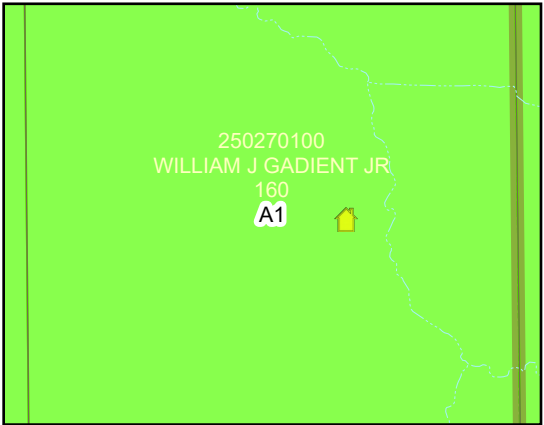
William Gadient (Owner)
A-1 Zoned District.

The NE 1/4 of Section 27 Twp 111
Range 16 in Belle Creek Township.

Request for Variance to allow an Accessory Dwelling Unit to be located 640 feet from the primary dwelling when less than 100 feet is required.

Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | |
| Historic Districts | FEMA Flood Zones |
| Parcels | 2% Annual Chance |
| Registered Feedlots | A |
| Dwellings | AE |
| Municipalities | AO |
| | X |



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MAP 03: ELEVATIONS



BOARD OF ADJUSTMENT

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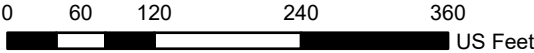
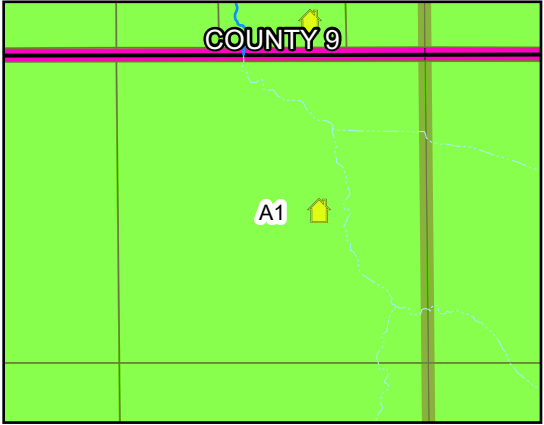
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MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

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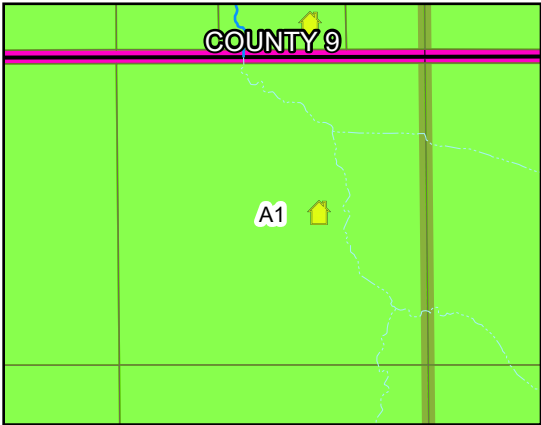
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0 60 120 240 360
US Feet

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