

**BOARD OF ADJUSTMENT  
GOODHUE COUNTY, MN  
November 17<sup>th</sup>, 2025, MEETING MINUTES**

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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: Scott Breuer, Randy Rechtzigel, Daniel Knott, Mark Huneke, and Jeff Traxler.

Commissioners Absent: Dennis Tebbe

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

**1. Approval of Agenda**

<sup>1</sup>Motion by Commissioner Rechtzigel and seconded by Commissioner Huneke to approve the meeting agenda.

**Motion carried 5:0**

**2. Approval of the previous month's meeting minutes**

*Commissioner Knott noted that there was a spelling error and asked staff to correct it.*

<sup>2</sup>Motion by Commissioner Knott and seconded by Commissioner Huneke to approve the previous month's meeting minutes as amended.

**Motion carried 4:0**

*Commissioner Rechtzigel abstained.*

**3. Conflict/Disclosure of Interest**

There were no conflicts or disclosures.

**4. Public Hearings:**

**PUBLIC HEARING: Request for Variance to Bluff Land Setback Standards**

Request for Variance, submitted by Robert Halls (Applicant) on behalf of Dave Learmann (Owner), to allow construction of a new deck that will be less than the required 30-foot setback from Bluff Lands. The parcel is zoned A-2. Parcel 420100400. 29100 County 7 Blvd Welch MN 55089. The NW1/4 of the NW1/4 of Section 10 Township 112 Range 016 in Vasa Township.

*Lenzen presented the staff report and attachments.*

*Robert Halls was present and stated that there is an 18-foot flat surface behind the house. This new deck/walkway will provide a safer way to walk*

*Commissioner Traxler asked what's on the ground right now by the house.*

*Commissioner Knott stated that there isn't anything on the ground right now.*

*Commissioner Breuer asked if the circle was the well.*

*Hall stated that is the well and the other is the septic system.*

*Commissioner Knott asked staff if the Soil and Water Conservation District was involved.*

*Lenzen stated that we have not asked SWCD but it is part of the building permit review process.*

**Chair Knott opened the Public Hearing.**

*No one spoke.*

**<sup>3</sup>After Chair Knott asked three times for comments, it was moved by Commissioner Huneke**

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**and seconded by Commissioner Traxler to close the Public Hearing.**

**Motion carried 5:0**

*Commissioner Rehtzigel stated that construction will be on post holes and therefore will be minimally invasive to the Bluff Land Soils.*

*Commissioner Breuer asked if that area had been excavated at some point to add the propane tank.*

*Commissioner Knott stated that it would have had to have been excavated to add that tank.*

**<sup>4</sup>Motion by Commissioner Huneke, 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 Robert Halls (Applicant) on behalf of Dave Learmann (Owner), to allow construction of a new deck that will be 12 feet from the toe of the bluff when a 30-foot setback is required from Bluff Lands.

**Motion carried 5:0**

**PUBLIC HEARING: Request for Variance to Business 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 B (Business District). Parcel 350340800. 3020 457<sup>th</sup> Street Way Kenyon MN 55946. Part of the W1/2 of the SW1/4 of Section 34 Township 110 Range 18 in Holden Township.

*Lenzen presented the staff report and attachments.*

*Commissioner Rehtzigel asked if the building is over the line by 500 feet.*

*Smith stated that staff really don't know for sure because there isn't an accurate survey to date.*

*Commissioner Knott asked that in part three, fourth bullet point, should read "It is not" instead of "It is".*

*Lenzen agreed that it's correct to state It's not reasonable to move the entire building.*

*Commissioner Knott asked the applicant if they wanted to add anything to the report. Asked the applicant if they were aware of the encroachment when purchased.*

*Meyers stated that they were not aware of the encroachment.*

*Smith stated that 457<sup>th</sup> Street isn't a road and shouldn't have been a road.*

*Rehtzigel asked if they could talk to the other owner about purchasing more land to the north to get this corrected.*

*Meyer stated that it would be difficult because of the fence to the north.*

*Commissioner Traxler asked staff what the setback is required and what the building is currently at.*

*Smith explained the setbacks are 45 feet from property line abutting land zoned A-1, A-2, or A-3. The proposed building is set to be 5 feet setback from the property line.*

*Smith talked about the encroachment agreement that the applicant did present and acquiring more*

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land.

Commissioner Knott stated that the use doesn't fit the Business district but should be rezoned to Industrial. A survey will need to be done to determine.

Commissioner Huneke asked how wide the "cartway easement" is and asked if it is on Gerald Petersons property.

Smith stated that the cartway is apart of Gerald Petersons property. Also mentioned to the applicant that now might be a good time to talk with the Petersons about what the options are.

Commissioner Rehtzigel stated he likes that this building is being repurposed and used. But there are a lot of issues to work through.

Jonathan stated that they could reduce the size of the proposed building if it helps with the variance, but they would like to keep the building the size they want.

Commissioner Knott stated that the staff's recommendation of tabling is the best option for the applicant because should the board deny the request, there would be a six-month waiting period before it can be brought back up for debate. If it's tabled, it gives the application more time to gather the needed information and it can come up in a couple of months rather than having to wait six months.

**Chair Knott opened the Public Hearing.**

Barb Saint John stated that the Holden Township signed off on their project. The Twp is in the process of updating the zoning ordinance. They are excited to see the building being used for a business that will also employ people from the community.

**<sup>5</sup>After Chair Knott asked three times for comments, it was moved by Commissioner Rehtzigel and seconded by Commissioner Huneke to close the Public Hearing.**

**Motion carried 5:0**

Commissioner Knott thinks that tabling is the best and most flexible toward the applicant because it allows them time to resolve the property line, and parcel zone change issues.

Commissioner Rehtzigel stated that if a rezoning application was submitted before this meeting, the board would have been able to consider the variance.

Commissioner Knott stated it's best to have a survey and then a rezoning before even considering the variance request.

Commissioners discussed amongst themselves about needing to have a real survey and a rezoning before the BOA can go ahead with the variance request.

Commissioner Huneke asked staff if that area to the north is an easement, property line, road or does it belong to Gerald Peterson?

Smith stated that it is Gerald Petersons property.

Commissioner Knott stated the survey and GIS work aren't consistent and would like to see another survey to make sure where the property lines are.

**<sup>6</sup>Motion by Commissioner Knott, seconded by Commissioner Huneke, 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 Jonathan and Ashley Meyers (Owners), to allow construction of a building addition, and request the following information:
  1. Provide a copy of a signed encroachment agreement or similar document that verifies approximately 500 square feet of the Meyer’s existing building is allowed to encroach on the neighbor’s property
  2. Verification from Holden Township and Goodhue County Land Use that the use being proposed is either allowed within the zoning district or provide verification that a petition to re-zone to industrial is being requested.

**Motion carried 5:0**

**5. Other-Discussion**

*Smith stated that at the beginning of the next year there will be appointments for members whose terms are up and voting on a Chair and Vice Chair. The December meeting will feature the End of Year Report, and the county board has asked to form a committee to think about and study density issues within the county. The zoning districts to be studied are the A-1, A-2, and A-3. They will put together a committee with a first meeting, possibly in January, followed by a few meetings in the next couple of months. Then it will be brought before the PAC for consideration before being presented to the County Board. Appointment for members will be at the December meeting.*

**6. Adjourn**

**<sup>7</sup>Motion by Commissioner Breuer, seconded by Commissioner Huneke, to adjourn the BOA meeting at 5:40 pm.**

**Motion carried 5:0**

Respectfully submitted:

William Lenzen, Zoning Assistant

**MOTIONS**

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**<sup>1</sup> Motion to Approve agenda**

Motion carried 5:0

**<sup>2</sup> Motion to Approve the previous month’s meeting minutes as amended**

Motion carried 4:0

*Commissioner Rehtzigel Abstained*

**<sup>3</sup> Motion to Close the Public Hearing**

Motion carried 5:0

**<sup>4</sup> APPROVE the Variance to Bluff Land Setback Standards**

Motion carried 5:0

**<sup>5</sup> Motion to Close the Public Hearing**

Motion carried 5:0

**<sup>6</sup> TABLE the Variance to Business District Setback Standards**

Motion carried 5:0

**<sup>7</sup> Motion to Adjourn**

Motion carried 5:0