**BOARD OF ADJUSTMENT**
**GOODHUE COUNTY, MN**
**October 26th, 2026, 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 Randy Rechtzigel at the Goodhue County Government Center, Board Room 301.

**Roll Call**

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

Commissioners Absent: None

Staff Present: Zoning Assistant William Lenzen and Zoning Assistant Leah Pieper.

1. **Call to Order**
2. **Approval of Agenda**
   [1]Motion 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**

   *Commissioner Tebbe stated that corrections were needed at the bottom of page 1 (Tebby to Tebbe) and page 3, the same correction.*

   [2]Motion by Commissioner Tebbe and seconded by Commissioner Breuer to approve the previous month's meeting minutes as amended.
   **Motion carried 6:0**
5. **Public Hearings:**

   **Request for Variance to A-3 Lot Size**
   Submitted by Seth Bork (Applicant/Owner) to allow a parcel to be less than the required 35 acres per principal building or use. Parcel 43.134.0041 is zoned A-3 (Urban Fringe). Address: 27380 Sevastopol Road, Red Wing, MN 55066. The Nly 930ft of the SE1/4 of the NE1/4 of Section 34, Township 113, Range 14, in Wacouta Township.

   *Lenzen presented the staff report and attachments.*

   **Chair Rechtzigel opened the Public Hearing.**

   *No one spoke.*

   **[3]After Chair Rechtzigel asked three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Knott to close the Public Hearing.**

   **Motion carried 6:0**

   *Commissioners discussed amongst themselves and with staff about the lot size and purchase of the land.*

   **[4]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;

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- accept the application, testimony, exhibits, and other evidence presented into the record; and

**Deny** the request for variance, submitted by Seth Bork (Applicant/Owner) to allow a parcel to be less than the required 35 acres per principal building or use.

**Motion carried 6:0**

**Request for Variance to A-1 Setback Standards**

Submitted by Jerry and Brianna Allers (Applicant/Owners) to allow the construction of a shed addition to be 11.8 feet from the rear yard property line when 30 feet is required. Parcel 26.025.0600 is zoned A-1 (Agricultural Protection). Address: 29209 390th Street, Goodhue, MN 55027. That part of the W1/2 of the SW1/4 of Section 25, Township 111, Range 14, in Belvidere Township.

*Lenzen presented the staff report and attachments.*

*The applicant made a statement about the difficulties with the available space on the parcel and for his business.*

**Chair Rechtzigel opened the Public Hearing.**
*No one spoke.*

**[5]After Chair Rechtzigel asked three times for comments, it was moved by Commissioner Tebbe and seconded by Commissioner Knott to close the Public Hearing.**

**Motion carried 6:0**

*Commissioners discussed the request to be 11.8ft from the property line and about the square footage being over the allowed maximum of 7,200 square feet.*

**[6]Motion 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 Jerry and Brianna Allers (Applicant/Owners), to allow the construction of a shed addition to be 11.8 feet from the rear yard property line when 30 feet is required.

**Motion carried 6:0**

**Request for Variance to Article 11, Section 31. ADU Performance Standards**

Submitted by Brent and Wendy Lexvold (Applicant/Owner) to allow the construction of an Accessory Dwelling Unit (ADU) to be 564 feet from the primary dwelling when ADU's are required to be within 100 feet from the principal dwelling. Parcel 33.006.1100 is zoned A-2 (Agricultural). Address: 34645 190th Street, Goodhue, MN 55026. The SE1/4 of the SE1/4 of Section 6, Township 111, Range 15 in Goodhue Township.

*Lenzen presented the staff report and attachments.*

*The applicant made a statement about the existing farm buildings prohibiting the ADU placement within the required 100-foot maximum allowed distance from the primary dwelling as the practical difficulty.*

**Chair Rechtzigel opened the Public Hearing.**
*No one spoke.*

**[7]After Chair Rechtzigel asked three times for comments, it was moved by Commissioner Tebbe and seconded by Commissioner Miller to close the Public Hearing.**

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**Motion carried 6:0**

**[8]Motion 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 Brent and Wendy Lexvold (Applicant/Owner), to allow the construction of an Accessory Dwelling Unit (ADU) to be 564 feet from the primary dwelling when ADU's are required to be within 100 feet from the principal dwelling, with the following conditions.

1. The ADU can't be split from the primary dwelling and must remain on the same tax parcel as the primary dwelling.

**Motion carried 6:0**

**Request for Variance to Article 11, Section 5. Accessory Structures**

Submitted by Darin and Jodi Lundell (Applicant/Owner) to allow the construction of an accessory structure to be located in the front yard of the lot. Parcel 32.136.0300 is zoned R-1 (Suburban Residential). Address: 35275 Martin Street, Lake City, MN 55041. Lot 1, Block 3, of Eagle Vista Estates 2 in Florence Township.

*Lenzen presented the staff report and attachments.*

*Commissioners discussed with staff and the applicant the shed's location, orientation, and how a motion should be stated that would best fit this situation.*

**Chair Rechtzigel opened the Public Hearing.**

*No one spoke.*

**[9]After 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**

**[10]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 Darin and Jodi Lundell (Applicant/Owner), to allow the construction of an accessory structure to be located in the front yard of the lot with the following conditions.

1. The accessory structure must meet the 25-foot Right-of-Way setbacks for both Martin Street and Maury Avenue.

**Motion carried 6:0**

**Request for Variance to A-1 Setback Standards**

Submitted by David and Stephanie Harvey (Applicant/Owner) to allow the construction of a lean-to onto an existing shed, to be 8 feet from the side yard property line when 30 feet is required. Parcel 32.028.0101 is zoned A-1 (Agricultural Protection). Address: 32042 Oak Ridge Avenue Way, Lake

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City, MN 55041. Part of the NE1/4 of the NE1/4 of Section 28, Township 112, Range 13 in Florence Township.

*Lenzen presented the staff report and attachments.*

*The applicant made a statement and discussed the Township approval.*

**Chair Rechtzigel opened the Public Hearing.**
*No one spoke.*

**[11]After Chair Rechtzigel asked three times for comments, it was moved by Commissioner Tebbe and seconded by Commissioner Knott to close the Public Hearing.**

**Motion carried 6:0**

**[12]Motion 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 David and Stephanie Harvey (Applicant/Owner) to allow the construction of a lean-to onto an existing shed, to be 8 feet from the side yard property line when 30 feet is required.
**Motion carried 6:0**

**[13]Motion by Commissioner Knott, seconded by Commissioner Miller, for the Board of Adjustment to amend the previous motion to:**

- accept the application, testimony, exhibits, and other evidence presented into the record; and
- The Board of Adjustment finds that taking agricultural land out of production is a practical difficulty; and

**Approve** the request for variance, submitted by David and Stephanie Harvey (Applicant/Owner), to allow the construction of a lean-to onto an existing shed, to be 8 feet from the side yard property line when 30 feet is required.
**Motion carried 6:0**

**Request for an After-the-Fact Variance to A-3 Setback Standards**
Submitted by Jeffrey and Sheryl Stellrecht (Applicant/Owner) to allow an after-the-fact shed construction to be 14 feet from the side yard property line when 30 feet is required. Parcel 28.017.4200 is zoned A-3 (Urban Fringe). Address: 7610 Highway 19 Blvd, Cannon Falls, MN 55009. Part of the W1/2 of the NE1/4 of Section 17, Township 112, Range 17 in Cannon Falls Township.

*Lenzen presented the staff report and attachments.*

*The applicant made a statement about the project history and how they came to where they are today.*

**Chair Rechtzigel opened the Public Hearing.**
*No one spoke.*

**[14]After Chair Rechtzigel 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**

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**[15]Motion by Commissioner Knott, seconded by Commissioner Miller, for the Board of Adjustment to:**

- accept the application, testimony, exhibits, and other evidence presented into the record; and
- the Board of Adjustment finds that there is practical difficulty demonstrated in past zone changes/discrepancies; and

**Approve** the request for variance, submitted by Jeffrey and Sheryl Stellrecht (Applicant/Owner), to allow an after-the-fact shed construction to be 14 feet from the side yard property line when 30 feet is required.

**Motion carried 6:0**

**6. Other/Miscellaneous Discussion**

**7. Adjourn**

**[16]Motion by Commissioner Traxler, seconded by Commissioner Knott, to adjourn the BOA meeting at 6:30 pm.**

**Motion carried 6:0**

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 as amended**
Motion carried 6:0
[3] **Motion to Close the Public Hearing**
Motion carried 6:0
[4] **Motion to DENY the Variance to A-3 Lot Size**
Motion carried 6:0
[5] **Motion to Close the Public Hearing**
Motion carried 6:0
[6] **Motion to DENY the Variance to A-1 Setback Standards**
Motion carried 6:0
[7] **Motion to Close the Public Hearing**
Motion carried 6:0
[8] **Motion to APPROVE the Variance to Article 11, Section 31. ADU Performance Standards**
Motion carried 6:0
[9] **Motion to Close the Public Hearing**
Motion carried 6:0
[10] **Motion to APPROVE the Variance to Article 11, Section 5. Accessory Structures**
Motion carried 6:0
[11] **Motion to Close the Public Hearing**
Motion carried 6:0
[12] **Motion to APPROVE the Variance to A-1 Setback Standards**
Motion carried 6:0
[13] **Motion to AMEND and APPROVE the previous motion**
Motion carried 6:0
[14] **Motion to Close the Public Hearing**
Motion carried 6:0
[15] **Motion to APPROVE the Variance to A-3 Setback Standards**
Motion carried 6:0
[16] **Motion to Adjourn**
Motion carried 6:0

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