

**BOARD OF ADJUSTMENT  
GOODHUE COUNTY, MN  
September 28<sup>th</sup>, 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.

**1. Call to Order**

**2. Approval of Agenda**

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

**Motion carried 5:0**

**3. Conflict/Disclosure of Interest**

There were no conflicts or disclosures.

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

*Commissioner Knott stated that some grammar and missing words be corrected. Such as on page two what did "Commissioner Rechtzigel ask Mr. Zimmerman", "extent" to "extend", and "Hwy never" to "Hwy Department never"*

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

**Motion carried 4:0** (*Commissioner Tebbe abstained due to being absent from last meeting*)

**5. Public Hearings:**

**Request for Variance to A-3 Lot Size**

Submitted by Bruce Johnson (Applicant/Owner) to allow a parcel to be less than the required 35 acres per principle building or use. Parcel 28.005.0100 is zoned A-3 (Urban Fringe). Part of the E1/2 of the NE1/4 of Section 5, Township 112, Range 17, in Cannon Falls Township.

*Lenzen presented the staff report and attachments.*

*Bruce Johnson stated that what he is doing isn't going to affect the neighboring parcels/owners.*

**Chair Rechtzigel opened the Public Hearing.**

*No one spoke.*

<sup>3</sup>**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** (*Commissioner Breuer arrived*)

*Commissioner Rechtzigel asked staff why he didn't get a notice in the mail.*

*Lenzen stated that the mailed notices get mailed to property owners within 500 feet of the affected parcel or the 10 nearest property owners, whichever is greater.*

*Commissioner Tebbe stated that by doing this split it will be making the garage conforming.*

<sup>4</sup>**Motion by Commissioner Knott, seconded by Commissioner Tebby, for the Board of**

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**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 Bruce Johnson (Applicant/Owner) to allow a parcel to be less than the required 35 acres per principle building or use with the following conditions.

1. No dwelling may occupy parcel 28.005.0100 as long as it remains below 35 acres and/or until there are changes to the Zoning Ordinance that would allow so.

**Motion carried 6:0**

**Request for Variance to Shoreland Setback Standards**

Submitted by Ann and William Knutson (Applicant/Owners) to allow a home addition to be 84 feet from the Ordinary High Water Mark when 100 feet is required. Parcel 41.182.0080 is zoned R-1 (Suburban Residential). Address: 29883 20th Ave Way, Cannon Falls, MN 55009. Lot 4 of Block 2, Plat of Lake Byllesby West Third, Stanton Township.

*Lenzen presented the staff report and attachments.*

*Ann Knutson stated that they need this Accessory Dwelling Unit for their daughter to live with them because she has a child with special needs.*

**Chair Rechtzigel opened the Public Hearing.**

*No one spoke.*

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

**Motion carried 6:0**

*Commissioner Tebbe stated that this is a reasonable request.*

**<sup>6</sup>Motion by Commissioner Tebbe, 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 Ann and William Knutson (Applicant/Owners) to allow a home addition to be 84 feet from the Ordinary High Water Mark when 100 feet is required.

**Motion carried 6:0**

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

Submitted by Diana Johnson (Applicant/Owner) to allow the construction of new front steps that will be zero feet from the Germania Street Right-of-Way when 25 feet is the required setback. Parcel 32.140.0150 is zoned R-1 (Suburban Residential). Address: 33743 Germania Street, Frontenac, MN 55026. Lot 9, Block 3, Plat of Frontenac Station in Florence Township.

*Lenzen presented the staff report and attachments.*

**Chair Rechtzigel opened the Public Hearing.**

*No one spoke.*

**<sup>7</sup>After Chair Rechtzigel asked three times for comments, it was moved by Commissioner Miller and seconded by Commissioner Traxler to close the Public Hearing.**

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**Motion carried 6:0**

*Commissioner Knott stated that this will be more conforming by not encroaching on the ROW, it is a nonconforming lot of size, and this is a reasonable request.*

*Commissioner Tebbe stated you see this a lot in the older platted developments.*

**<sup>8</sup>Motion by Commissioner Miller, seconded by Commissioner Tebbby, 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 Diana Johnson (Applicant/Owner) to allow the construction of new front steps that will be zero feet from the Germania Street Right-of-Way when 25 feet is the required setback with the following conditions.

1. No additional structures or other features can extend into the Germania Street Right-of-Way.

**Motion carried 6:0**

**6. Other/Miscellaneous Discussion**

*Commissioner Tebbe stated he won't be in attendance for the October 15<sup>th</sup> Special Meeting.*

**7. Adjourn**

**<sup>9</sup>Motion by Commissioner Breuer, seconded by Commissioner Knott, to adjourn the BOA meeting at 5:31 pm.**

**Motion carried 6:0**

Respectfully submitted by:  
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

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

Motion carried 6:0

**<sup>4</sup> Motion to APPROVE the Variance to A-3 Lot Size**

Motion carried 6:0

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

Motion carried 6:0

**<sup>6</sup> Motion to APPROVE the Variance to Shoreland Setback Standards**

Motion carried 6:0

**<sup>7</sup> Motion to Close the Public Hearing**

Motion carried 6:0

**<sup>8</sup> Motion to APPROVE the Variance to R-1 Setback Standards**

Motion carried 6:0

**<sup>9</sup> Motion to Adjourn**

Motion carried 6:0