
TO: Board of Adjustment
FROM: William Lenzen, Zoning Assistant, Land Use Management Department
MEETING DATE: October 26th, 2026
REPORT DATE: October 16th, 2026

PUBLIC HEARING:

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.

Application Information:

<u>Applicant(s):</u>	Jeffrey and Sheryl Stellrecht (Applicant/Owner)
<u>Address of zoning request:</u>	7610 Highway 19 Blvd, Cannon Falls, MN 55009
<u>Parcel:</u>	28.017.4200
<u>Abbreviated Legal Description:</u>	Part of the W1/2 of the NE1/4 of Section 17, Township 112, Range 17
<u>Township:</u>	Cannon Falls Township
<u>Zoning District:</u>	A-3 (Urban Fringe)

Attachments:

- Application with proposed site plans
- Staff prepared aerial images
- Goodhue County Zoning Ordinance: [zoning_ordinance.pdf \(goodhuecountymn.gov\)](https://www.goodhuecountymn.gov/zoning_ordinance.pdf)

Summary:

1. Jeffrey and Sheryl Stellrecht have applied for a variance application to construct a 48 feet by 36 feet accessory structure that is 14 feet from the side yard property line.
2. The current shed had a building permit for construction back in 1958. Upon inspection of the old structure by the applicant, they decided to replace decomposing poles with new. They also decided to increase the size of the structure from 26ft x 48ft to 36ft x 48ft. The existing concrete pad, bearing pads, and driveway access will be utilized from the original shed.
3. The applicant indicated that moving the shed would not be feasible as the approach angle of the driveway to the shed and the slope of the yard to the west of the shed would add too much to the cost to the project.

Background:

The Goodhue County Building Department was notified that there was an unpermitted build being constructed on this property. Upon receiving a letter from the Building Department, the Stellrecht's applied for a building permit to add a 10 feet by 48 feet addition onto the south side of the existing shed. The Zoning Department conducted a site visit to determine if the addition would require a variance to the side yard property line. During that site visit, staff noticed that the entire existing structure had been torn down, a new concrete pad had been poured, and a new structure was erected. Zoning staff measured the setback from the new structure to the side yard property line to be approximately 14 feet. There are pictures from the site visit provided in the report.

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 "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:

- Property line and Right-of-Way setbacks are intended to create separation among adjacent structures and roads, allowing for adequate access, accommodating future road expansion, and adequate separation between property lines.
- The property is approximately 2.05 acres. This does not meet the minimum lot size of 35 acres for the A-3 district and is a nonconforming lot.
- Having the building 14 feet from the property line will not cause harm to the property or the neighboring properties.
- This request is 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 development and use of property in the A-3 District. This request is harmonious 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 request to construct an accessory structure is a reasonable use of property in the A-3 District.
- The applicant has **not** demonstrated there are practical difficulties in complying with the official control. There is a building permit on file for this structure from 1973. Goodhue County did have a zoning ordinance at that time that required accessory structures to be setback 30 feet from side yard property lines in the Agricultural District, and 12 feet in the RB District. On the building permit, it indicates this parcel being zoned RA. It is unclear if this is a typo or a new district that the ordinance doesn't reflect.
- The property is surrounded by properties zoned R-1 and A-3, primarily used for residential purposes.
- The request 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 structures are a permitted use in the A-3 District.

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 related to, and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

Staff recommends the Board of Adjustment:

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

Deny 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.

Variance Application

For Staff Use Only	
Permit #	Z26-0102
Receipt #	19026
\$450	DATE: 9/28/26

SITE ADDRESS, CITY, AND STATE				ZIP CODE:
7610 HIGHWAY 19 BLVD CANNON FALLS MN				55009
LEGAL DESCRIPTION:				
Attached ☒				
PID#	ZONING DISTRICT	LOT AREA (SFI/ACRES)	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable):
28.017.4200	A3	2.05 ACRES		48' x 36'

APPLICANT OR AUTHORIZED AGENT'S NAME	
JEFF & SHERYL STELLBRECHT	
APPLICANT'S ADDRESS:	TELEPHONE:
7610 HIGHWAY 19 BLVD	
CANNON FALLS MN 55009	
	EMAIL:

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

CONTACT FOR PROJECT INFORMATION:	
Same as Above ☒	
ADDRESS:	TELEPHONE:
	EMAIL:

VARIANCE REQUESTED TO: (check all that apply) ☒ Property Line Setbacks ☐ % Lot Coverage ☐ Height Limits ☐ Shoreland or Bluff Setbacks ☐ Lot Width &/or Area ☐ Other (specify) ☐ Subdivision Regulations	CURRENT OR PREVIOUS USE	
	STORAGE	
	PROPOSED USE:	
	STORAGE	
	BUILDING APPLICATION PERMIT NO.: (if filed)	DATE FILED:

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
[Signature]	RAY OTTO SUPERVISOR	9-22-2026

By signing below, the applicant acknowledges they are the owner or authorized agent of the owner of this property, and the information presented is true and correct to the best of my knowledge.

Applicant's Signature: Jeffery D. Stellbrecht

Date: 9-22-26

REQUEST SUMMARY

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

Article: _____ Section: _____ Title: _____

Article: _____ Section: _____ Title: _____

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

The existing pole barn was currently used for storage and shop and was constructed according to Goodhue County, MN Property Records in 1958. When looking at the structure, some of the cedar poles at ground level had decomposed and the structure was beginning to be compromised and needed to be addressed. The original interior height was 8' and after discussions we decided since some poles would need to be replaced that we would raise the interior height to 12' to make more functional. After further discussion we also decided, we would like to expand the pole barn from 26' x 48' to 36' x 48' for a larger shop and additional storage space to accommodate possible recreational vehicles such as camper and boat. Where the original pole shed was built it does not meet the current set back requirements for distance from the east side of your property and the variance request is to allow the pole shed to remain in its original location to be able to utilize the concrete floor, bearing pads, and driveway access and also expand the pole shed an additional 10' along the whole south side of the shed. All other required setbacks would be met. We needed to replace posts on a preexisting pole shed that was built prior to current setback requirements and decided to modify the shed to make more useful but did not realize that in doing so jeopardized the location of the original shed.

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

If the variance is not granted and the shed could not remain the current size in its current location along with the additional 10' to the south being added, we would have to shorten the length of the building by 16' since the northeast corner has been approximately 14'+ from the property line since its construction in 1956. This would be very detrimental since we would lose 1/3 of the overall space and wouldn't be able to use that portions existing sheds concrete floor, bearing pads and the garage door access on the north side towards the northeast corner because it falls within that 30' setback. The slope of the driveway from the northeast corner of the pole shed to the northwest corner falls approximately 24". The new garage door access if placed on the northside would have to have a steep garage apron and approach due to the elevation differences of the shed versus existing asphalt driveway. Due the location of the detached garage and elevation differences between the detached garage and west side of pole shed, expanding the shed west is not ideal and comes with large additional costs and difficulties.

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:

This is an existing pole barn that was built before the current setback requirements existed and does not meet the current setback requirements. The only other direction that could be expanded that would not require a variance is to the west but due to slope of the property from east to west and the position of the detached garage it would not be feasible or ideal to move or expand the pole barn in the west direction.

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

Based on the where the pole shed is currently situated two alternatives exist, first alternative would be to expand to the west. Due to the slope of the land from east to west and the elevation differences between the shed and detached garage it would cause additional cost and not be ideal and would also block access to the back yard from the driveway which currently exists. The other alternative would be only expanding the additional 10' to the south on the area outside the 30' setback to the east which would have additional cost and not be the optimal rectangular shape for construction. Also, the garage door to access the pole shed is on the north side but very close to the east side of the building due to the slope of the property from east to west. If the variance is not granted it would limit the depth of what could be parked in the shed due to the southeast corner of the shed not being expanded.

Discuss alternatives you considered which would require a lesser variance. If you rejected such alternatives, provide your reasoning: We had to replace posts on a preexisting pole shed that was built prior to current setback requirements and decided to modify the shed to make more useful but did not realize that in doing so jeopardized the location of the original shed. Had we known we would not have done or considered this. One alternative is to allow the original shed to remain in its current location that is has existed in for the past 70 years, but the new additional 10' to be added to the south meet the 30' setback from the east property line. This idea was rejected due to the additional cost of not building a rectangular shape pole shed and limiting the depth of the items parked within the shed.

LEGAL DISCRIPTION

DOC#707429 PT OF W1/2 OF NE1/4 SEC 17-112-17 COM AT SE COR, N ALNG E LINE 179.59FT TO CL OF OLD CF-RW RD, S52°16'30"W ALNG CL 311.61FT, S52°46'54"W ALNG CL 353.07FT TO POB; S53°51'01"W ALNG CL 149.32FT, SWLY ALNG CL ON CURVE 142.05FT, N17°03'15"W 463.57FT TO CL HWY 19, NELY ALNG CL 126.50FT, S38°51'31"E 406.50FT TO BEG ID# 28-0000-22401



Goodhue County Parcel Search



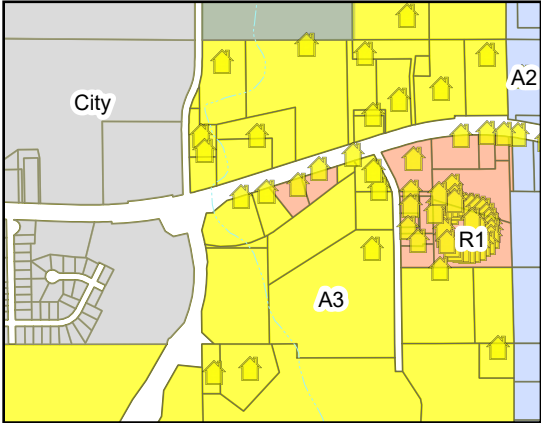
MAP 01: PROPERTY OVERVIEW

BOARD OF ADJUSTMENT



Legend

- Township Roads
- Streams
 - Intermittent
 - Protected
- Dwelling Point
- Tax Parcels
- Section Lines
- Roads
- Shoreland
- Feedlots2026Poly
- Blufflands
- Soils_Type
 - Slope
 - Soils



0 20 40 80 120 US Feet

DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2026.

2024 Aerial Imagery
Map Created October, 2026 by LUM



Photos Taken: September 25, 2026.

Address: 7610 Hwy 19 Blvd, Cannon Falls, MN 55009

Parcel ID: 28.017.4200

By: William Lenzen, Zoning Assistant, Goodhue County Land Use Management Department

The photos show that the old shed was torn down, a new concrete slab was poured, and a new structure was constructed.







