

To: Goodhue County Board of Commissioners
From: Megan Smith, Land Use Management Director
Meeting Date: October 21, 2025
Re: Zoning Compliance for property at 23830 Co 42 Blvd, Mazeppa, MN

SUMMARY:

The Land Use Department was first contacted in Aug. of 2025 by Mr. Josh Betcher asking about a second driveway on his site and he was referred to Public Works. On Sept. 16, 2025, the County Board of Commissioners heard and approved a variance for a second driveway on the site. On Sept. 24th, Land Use Staff received information about a potential home-based business operating on the property and initiated a standard investigation.

On Oct. 2, 2025, a staff memo was emailed to the County Board of Commissioners summarizing the concerns on the site. On Oct. 7th, the County Board discussed the variance and decided to revisit the issue at their Oct. 21, 2025, Board meeting.

Since September 24th, Land Use staff verified the following:

- Gustafson Engineered Solutions LLC., is being advertised as a business on facebook and has an address listed at the subject property. The property is zoned A1.
- Land Use staff spoke with Mr. Betcher on the phone on Oct. 9th to go over the County's regulations on home-based business and followed up with an email on Oct. 10th.
- On Oct. 14th Land Use staff verified with the Goodhue Co SWCD that the site is a registered feedlot.
- On Oct. 15th, an application for a Tier 3 home based business was submitted to the County. Zumbrota township has acknowledged the application, and the case will be considered at the Nov. 17, 2025, Planning Advisory commission meeting
- A Tier 3 home based business allows up to 7200 sq. ft. of gross floor area to be dedicated to business use. Traffic, loading, and parking considerations are a factor in granting approval of home-based businesses.
- The shed being used for the business was approved in 2014, and permitted as an "ag exempt" permit, meaning no building plans were submitted and no inspection occurred. Typically, when an ag building changes from ag to non ag activities, a change of use building permit is required. That will likely be the case here.

Land Use has no initial concerns with the home-based business, and as described, would be a business that supports the Agricultural community.