



# GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Board of Adjustment  
Government Center- Board Room  
509 West 5th St, Red Wing MN 55066

Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. August 22, 2022 BOA Meeting Minutes

Documents:

[BOAMEETINGMINUTES\\_AUGUSTMEETING\\_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

PUBLIC HEARING: Request For Variance To Minimum Setback Standards

Request for Variance, submitted by Michael Barck (Owner) to allow construction of a structure for a Non-Agricultural Use Associated with Agricultural Tourism (wedding/event facility) less than 30 feet from the rear property line. Parcel 38.016.1000. 42593 HWY 52 BLVD Zumbrota, MN 55992. Part of the E ½ of the SE ¼ of Section 16 TWP 110 Range 16 in Minneola Township. A-1 Zoned District.

Documents:

[BOAPACKET\\_BARCK.PDF](#)

Other-Discussion

Adjourn

**Anyone interested is invited to attend. Agenda items may be subject to change.**

## Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆  
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

**BOARD OF ADJUSTMENT  
GOODHUE COUNTY, MN  
August 22, 2022 MEETING MINUTES  
DRAFT**

---

The meeting of the Goodhue County Board of Adjustment was called to order at 5:09 PM by Chair Daniel Knott at the Goodhue County Government Center Board Room.

**Roll Call**

Commissioners Present: Daniel Knott, Darwin Fox, Randy Rechtzigel, and Keith Allen.

Commissioners Absent: Denny Tebbe

Staff Present: Land Use Director Lisa Hanni, Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Patty Field

**1. Approval of Agenda**

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

**Motion carried 4:0**

**2. Approval of Minutes**

<sup>2</sup>Motion by Commissioner Fox and seconded by Commissioner Allen to approve the previous month's meeting minutes.

**Motion carried 4:0**

**3. Conflict/Disclosure of Interest**

*There were no conflicts of interest reported.*

**4. Public Hearings:**

**PUBLIC HEARING: Request for Variance to Parking Setbacks and Outdoor Activity Conclusion Time for Non-Agricultural Use Associated with Agricultural Tourism**

Request for Variance submitted by Michael Barck (Owner) to Non-Agricultural Use Associated with Agricultural Tourism requirements to allow parking to be less than 40 feet from property lines and allow outdoor activities to continue after sundown for a wedding/event facility. Parcel 38.016.1000. 42593 HWY 52 BLVD Zumbrota, MN 55992. Part of the E 1/2 of the SE 1/4 of Section 16 TWP 110 Range 16 in Minneola Township. A-1 Zoned District.

*Pierret presented the staff report and attachments. She noted that the request to allow outdoor activities to continue after sundown has been removed. Mr. Barck will be pursuing a permanent structure. She noted a CUP request for the wedding/event facility was heard by the Planning Commission at their August 15, 2022 meeting. The PAC recommended denial of the request to the County Board due to safety concerns on Highway 52, noise concerns, and conformance with the Ordinance. The Applicant has elected to bring the item to the County Board on September 6, 2022. She noted that the BOA is not considering whether the use is appropriate on the property, they are only considering whether the reduction of parking setbacks is appropriate.*

**Chair Knott opened the Public Hearing**

*No one spoke for or against the request.*

**<sup>3</sup>After Chair Knott asked three times for comments it was moved by Commissioner Fox and seconded by Commissioner Rechtzigel to close the Public Hearing.**

**Motion carried 4:0**

**BOARD OF ADJUSTMENT  
GOODHUE COUNTY, MN  
August 22, 2022 MEETING MINUTES  
DRAFT**

---

*Commissioner Allen asked if the parking encroached onto the CRP land.*

*Pierret stated no, that the parking will be adjacent to the CRP land.*

*Commissioner Fox asked since the land next to the parking space is not Mr. Barck's land, how will he keep people off of the adjacent property?*

*Mr. Barck stated that there would be a physical earth berm, which would be difficult to drive over. Parking will be two or three feet back from the adjacent property. He also plans on using a parking attendant.*

*Chair Knott asked if Mr. Barck had talked to the adjoining neighbors about the parking.*

*Mr. Barck said he had not spoken to them yet.*

*Chair Knott asked if there would be any lighting.*

*Mr. Barck stated that there would be lighting, but not flood lighting.*

*Chair Knott asked if the permanent structure would have the same footprint and occupancy level as the tent.*

*Mr. Barck stated yes. He also said MnDOT has no safety concerns with the Friday, Saturday, and Sunday times.*

*Commissioner Allen asked if there were going to be frontage roads or J-Turns.*

*Pierret stated MnDOT has not provided any information on their plans yet but staff is communicating regularly with MnDOT staff.*

*Commissioner Rehtzigel said there are a lot of unknowns with the proposal, especially regarding whether the use will be approved and accessibility.*

*Hanni said that is part of the difficulty but the Applicant has to start somewhere.*

*Commissioner Allen said it is difficult to know how to handle traffic without knowing how they are going to handle parking, but it is also difficult to know how to handle parking without knowing how they are going to handle traffic with the changes to Highway 52.*

**4Motion by Fox, seconded by Allen 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 variance request, submitted by Michael Barck (owner), to Non-Agricultural Uses Associated with Agricultural Tourism Performance Standards (Article 11, Section 30) to allow event parking to be established no less than 1-foot from the east property line where 40 feet is required.

**Motion carried 4:0**

**PUBLIC HEARING: Request for Variance to Minimum Setback Standards**

Request for Variance, submitted by Emanuel Gingerich (Applicant) on behalf of Thomas Welsh (Owner), to allow construction of an accessory building less than 30 feet from side and rear property lines and less

**BOARD OF ADJUSTMENT  
GOODHUE COUNTY, MN  
August 22, 2022 MEETING MINUTES**

**DRAFT**

---

than 60 feet from the Ludlow Avenue Right-of-Way. Parcel 32.015.0400. 30100 Ludlow Avenue Frontenac, MN 55026. Part of the NE ¼ of the NE ¼ of Section 15 TWP 112 Range 13 in Florence Township. A-2 Zoned District.

*Koberoski presented the staff report and attachments.*

**Chair Knott opened the Public Hearing**

*No one spoke for or against the request.*

**After Chair Knott asked three times for comments it was moved by Commissioner Rehtzigel and seconded by Commissioner Fox to close the Public Hearing.**

**Motion carried 4:0**

*Commissioner Fox stated this seems like a reasonable request. He asked if staff had been out to the site.*

*Pierret stated yes.*

*Commissioner Fox asked if the request seemed reasonable to staff based on what they saw at the site.*

*Pierret stated yes.*

**6Motion by Fox, seconded by Allen, 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 a variance, submitted by Emanuel Gingerich (Applicant) on behalf of Thomas Welsh (Owner) to construct a 40-foot by 48-foot garage no closer than 12 feet from the rear yard property line and 27 feet from the side yard property line and no closer than 39 feet from the Ludlow AVE Right-of-Way.

**Motion carried 4:0**

**PUBLIC HEARING: Appeal of Zoning Administrator's Interpretation of Zoning Ordinance Definitions and Permitted Uses in the R-1 Suburban Residence District**

Request submitted by Christopher Pesklo (Owner) appealing the Zoning Administrator's determination that beekeeping is an agricultural use and is therefore not a permissible use in the R-1 Suburban Residence District. Parcel 36.160.0100. 510<sup>th</sup> ST Path Kenyon, MN 55946. Block 2 of Skyberg in Kenyon Township.

*Pierret presented the staff report and attachments.*

Christopher Pesklo (Applicant) handed out some additional documentation to the Commissioners for review.

*Mr. Pesklo stated that beekeeping is an environmental effort, not a hobby. He feels that the County does not have an ordinance on whether beekeeping is allowed or not allowed because there is nothing mentioned about bees in the Ordinance. Based on University of Minnesota research, there are many city ordinances, but no county ordinances regarding bees. Hennepin and Ramsey Counties don't even have beekeeping ordinances. Mr. Pesklo does not consider beekeeping an agricultural use. Article 10 Agricultural Operations states it shall also include certain farm activities. None of the agricultural definitions listed include bees and they are also not included on the ordinance list he has.*

**BOARD OF ADJUSTMENT  
GOODHUE COUNTY, MN  
August 22, 2022 MEETING MINUTES  
DRAFT**

---

*Chair Knott asked how long he has owned this property.*

*Mr. Pesklo stated he purchased it last year.*

*Chair Knott asked Mr. Pesklo if he knew that the property was zoned R-1.*

*Mr. Pesklo stated he did. He also looked at the Township and County Ordinances and did not see that beekeeping was not allowed. He indicated there are other beekeepers within five miles.*

**Chair Knott opened the Public Hearing**

*Jeff Traxler (Kenyon Town Board, 4359 County 11 BLVD Kenyon, MN). He is personally opposed to this. He said that there needs to be some sort of setback for bee boxes from property lines and residences and there needs to be a good water source for the bees. He noted that the water present in the ditch along Highway 56 is gray water from the neighboring residences.*

*Wayne Simonson (5438 County 11 BLVD Kenyon, MN). He has neighbors who are allergic to bees. They were unable to attend tonight so he is representing them. His main concern is the safety of the residents; it is like a small community with about five homes clustered together.*

*Jeff Burow (Kenyon Town Board, 4304 500<sup>th</sup> Street Kenyon, MN). He wasn't aware the property had even sold because it was obtained through tax forfeiture. The township doesn't have an Ordinance regarding beekeeping and defers to the County on these matters. Mr. Pesklo never asked about the requirements for the property to the Township or the County. Mr. Pesklo agreed to stop constructing a fence and bringing in equipment when asked to by both the Township and County however, he has continued to add bees and build a fence in the Township's right-of-way. It is very frustrating and he feels it is in a bad spot.*

*Holly Burrow (4304 500<sup>th</sup> Street Kenyon, MN) referred to information located in Beekeeping for Newbies online which states that beekeeping is an agricultural use.*

*Wayne Simonson gave a history of the Skyberg area noting that the parcel Mr. Pesklo owns was originally going to be used as a community septic system which never was built. He noted the community has had issues in the past with shared wells and non-compliant septic systems to this day.*

**7After Chair Knott asked three times for comments it was moved by Commissioner Fox and seconded by Commissioner Allen to close the Public Hearing.**

**Motion carried 4:0**

*Hanni stated that there is no building on the site and the Board needs to decide if this is the appropriate place for beekeeping since the R-1 District is intended for residential uses.*

*Chair Knott stated that all they are here to decide is if beekeeping should be allowed in residential districts. Is there evidence and information available to support beekeeping in the R-1 Zone?*

*Commissioner Rehtzigel said that a 3,000-square-foot parcel is small. He feels that if someone lived there and wanted bees in their backyard, that would be different.*

**8Motion by Fox, seconded by Allen, for the Board of Adjustment to:**

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

**BOARD OF ADJUSTMENT  
GOODHUE COUNTY, MN  
August 22, 2022 MEETING MINUTES  
DRAFT**

---

**AFFIRM** the Zoning Administrator's determination that beekeeping is an agricultural use that is not allowed in the R-1 Zoning District based on the Goodhue County Zoning Ordinance's definitions and Table of Uses.

**Motion carried 4:0**

*Commissioner Allen stated he appreciates the work staff put into this report. He thinks that future conversations are needed to address this use. The County does understand the importance of bees to our environment.*

**5. Other-Discussion**

*Pierret stated that there are no agenda items at this time for the September meeting however, application week does not start until next week.*

*Discussion continued whether to bring beekeeping to the Planning Commission for consideration to include in the Ordinance.*

**ADJOURN**

**9Motion by Fox, seconded by Rehtzigel to adjourn the BOA meeting at 6:42 PM.**

**Motion carried 4:0**

Respectfully submitted:

Patty Field, Zoning Administrative Assistant

**MOTIONS**

---

<sup>1</sup> APPROVE the meeting agenda.

Motion carried 4:0

<sup>2</sup> APPROVE the previous meeting minutes.

Motion carried 4:0

<sup>3</sup>Close the Public Hearing

Motion carried 4:0

<sup>4</sup>APPROVE the Variance request to Parking Setbacks for parking to be less than 40 feet from property lines.

Motion carried 4:0

<sup>5</sup>Close the Public Hearing

Motion carried 4:0

<sup>6</sup>APPROVE the Variance request to Minimum Setback Standards to allow construction of an accessory building less than 30 feet from side and rear property lines and less than 60 feet from the right-of-way.

Motion carried 4:0

<sup>7</sup>Close the Public Hearing

Motion carried 4:0

<sup>8</sup>AFFIRM the determination that beekeeping is an agricultural use and is therefore not a permissible use in the R-1 Zone.

Motion carried 4:0

<sup>9</sup>ADJORN

Motion carried 4:0

---

# Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

*Lisa M. Hanni, L.S. Director*

Building | Planning | Zoning  
Telephone: 651.385.3104  
Fax: 651.385.3106



*County Surveyor / Recorder*

Environmental Health | Land Surveying | GIS  
Telephone: 651.385.3223  
Fax: 651.385.3098

**To:** Board of Adjustment  
**From:** Land Use Management  
**Meeting Date:** September 26, 2022  
**Report date:** September 16, 2022

## **PUBLIC HEARING: Request for Variance to Minimum Setback Standards**

Request for Variance, submitted by Michael Barck (Owner) to allow construction of a structure for a Non-Agricultural Use Associated with Agricultural Tourism (wedding/event facility) less than 30 feet from the rear property line.

### **Application Information:**

Applicants: Michael Barck (owner)  
Address of zoning request: 42593 HWY 52 BLVD Zumbrota, MN 55992  
Parcel: 38.016.1000  
Abbreviated Legal Description: Part of the E ½ of the SE ¼ of Section 16 TWP 110 Range 16 in Minneola Township  
Township Information: Minneola Township emailed acknowledgment of the proposal on August 5, 2022. The Applicant will need to obtain formal approval from the Township prior to commencing operations and prior to beginning construction or remodeling of any buildings.  
Zoning District: A1 (Agriculture Protection District)

### **Attachments and Links:**

Application and submitted project summary  
Site Maps  
Article 11, Section 30 (Non-Agricultural Uses Associated with Agricultural Tourism) and Definitions  
Goodhue County Zoning Ordinance: <http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

### **Background:**

The Applicant (Michael Barck) is requesting a variance to allow the establishment of a structure for a Non-Agricultural Use Associated with Agricultural Tourism (wedding/event facility) 25 feet from the rear property line where 30 feet is required.

The Applicant received CUP approval from the County Board on September 6, 2022, to operate a wedding/event facility on his property in compliance with the GCZO and any additional State or Federal requirements. The Applicant intends to use space within an existing detached garage as a groom's suite and construct a new structure to serve as a bridal suite with restrooms and event space.

The Applicant was issued a variance to allow parking within 1-foot of a side property line by the Board of Adjustment on August 22, 2022.

### **Variance Standards:**

Variations 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. Variations 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 setbacks are intended to create separation among adjacent structures and uses and allow room for future repairs and maintenance.
- During the Planning Commission’s public hearing on August 15, 2022, several neighbors voiced concerns that the wedding/event facility would create noise that would constitute a nuisance because events were proposed to take place within a seasonal event tent.
- Upon hearing these concerns, the Applicant decided to pursue the construction of a permanent structure for event activities.

Given the Applicant’s proposal will alleviate noise impacts to neighboring properties and a Conditional Use Permit has been issued for the use, the Applicant’s proposal appears 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 a broad-based, diversified, stable, year-round economy that provides a range of goods, services, and employment opportunities.
- The Comprehensive Plan also prioritizes considering site capabilities and existing development patterns when determining the appropriate locations of land uses.
- Allowing for tourism-related businesses and activities within the context of maintaining a diverse and balanced economy while minimizing potential negative impacts is also a priority.
- In agricultural areas, the Comprehensive Plan suggests striving for a land use balance, which recognizes both agricultural uses and the non-agricultural development that may be suitable for rural Goodhue County sometimes in close proximity.

The Applicant’s request does not appear inconsistent 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 Applicant’s non-contiguous 26.56-acre parcel is a conforming lot size in the A1 District (2-acre minimum). The area to be used for the wedding/event facility is located on a 5-acre portion of the property.
- Land to the south, east, and west of the property is used for row crop agriculture. Highway 52 comprises the property’s northern border.
- As an A1 zoned section, a maximum of 4 dwellings are permitted within Section 16. Currently, there are 11 dwellings in section 16 therefore there is no additional dwelling density available. Section 15 directly west of the property is also considered “full” for dwelling development with 4 dwellings.
- The Applicant’s request to establish a wedding/event facility with associated structures and parking is a reasonable use of property in the A1 District.
- The Applicant has noted that the proposed structure would be located in approximately the same footprint as the structure and event tent that were originally proposed.

The event tent would have been permitted to be established less than 30 feet from the rear property line because it was not considered a permanent structure that would be required to meet structure setbacks.

- The Applicant has also stated that the buildable area for the structure is limited by 4 large evergreen trees and the topography of the area. The land to be used for the building requires



grading, removal of some smaller evergreens, and cutting into a shallow slope south of the existing garage. Further grading of the slope would negatively impact an existing garden/fire pit area to be used for events and would negatively impact the accessibility of the ceremony area to the west from the bridal suite and parking area to the east.

- The buildable area is also restricted by existing ground mount solar panels, proposed parking areas, and proposed septic facilities.
- The Applicant has also noted that reducing the width of the building by 5 feet to meet the required setback would negatively impact the interior use of the building for events.
- The request for a variance to structure setbacks 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.**

- Non-Agricultural Uses Associated with Agricultural Tourism are permitted via CUP in the A1 District. The Applicant has obtained CUP approval from the Goodhue County Board.

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

**Staff Recommendation:**

- 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 variance request, submitted by Michael Barck (owner), to setback standards to allow a structure for a Non-Agricultural Use Associated with Agricultural Tourism (wedding/event facility) to be established 25 feet from the rear property line where 30 feet is required.







APPLICATION FOR  
**Variance**

For Staff Use only

VARIANCE NUMBER:

222 050

\$\$\$ RECEIPT#

DATE 9-1-22

Fee waived by Zoning Admin. *[Signature]*

SITE ADDRESS, CITY, AND STATE 42593 HWY 52 BLVD ZUMBROTA, MN	ZIP CODE: 55992
---	--------------------

LEGAL DESCRIPTION: <span style="float: right;">Attached <input type="checkbox"/></span>				
PID#: 38.016.1000	ZONING DISTRICT: A-1	LOT AREA (SF/ACRES): 5 ACRES	LOT DIMENSIONS:	STRUCTURED DIMENSIONS (if applicable): 40' X 104'

APPLICANT OR AUTHORIZED AGENT'S NAME MICHAEL J. BARCK	
APPLICANT'S ADDRESS: 42593 HWY 52 BLVD ZUMBROTA MN 55992	TELEPHONE:  EMAIL:

PROPERTY OWNER'S NAME: Same as Above <input checked="" type="checkbox"/>	
PROPERTY OWNER'S ADDRESS: SAME	TELEPHONE:  EMAIL:

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:  EMAIL:

<p>VARIANCE REQUESTED TO: (check all that apply)</p> <p><input type="checkbox"/> Road Right-Of-Way Setbacks    <input type="checkbox"/> % Lot Coverage</p> <p><input checked="" type="checkbox"/> Property Line Setbacks    <input type="checkbox"/> Bluff Setbacks</p> <p><input type="checkbox"/> Height Limits    <input type="checkbox"/> Shoreland Setbacks</p> <p><input type="checkbox"/> Lot Width &amp;/or Area    <input type="checkbox"/> Other (specify)</p> <p><input type="checkbox"/> Subdivision Regulations</p>	CURRENT OR PREVIOUS USE: RAW LAND SPACE ON A-1 PROPERTY
	PROPOSED USE: WEDDING VENUE BUILDING
	BUILDING APPLICATION PERMIT NO.: (if filed) N/A

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. <span style="float: right;">Attached <input type="checkbox"/></span>	
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE
	DATE

- By signing below, the applicant acknowledges:
1. The undersigned is the owner or authorized agent of the owner of this property.
  2. The information presented is true and correct to the best of my knowledge.
  3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
  4. Additional information or applications may be required

Applicant's Signature: *Michael J. Barck*

Date: *Sept. 1<sup>st</sup> 2022*

Print name: *Michael Joseph Barck* (owner or authorized agent)

REQUEST SUMMARY

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

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Name: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Name: \_\_\_\_\_

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

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

A-1 PRIVATE PROPERTY, REQUESTING CUP TO OPERATE WEDDINGS/  
EVENT CENTER. VARIANCE IS TO ACCOMMODATE 40' WIDTH OF BUILDING.

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

REMOVAL OF 4 LARGE EVERGREEN TREES, REDUCES CLEARANCE OF BUILDING  
TO EXISTING FIRE PIT SPACE

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:

BEYOND THE TREES, UPSLOPE COST NECESSARY TO CONSTRUCT BUILDING,  
AND FIRE PIT AREA SEPERATION, NOTHING ELSE COMES TO MIND.

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

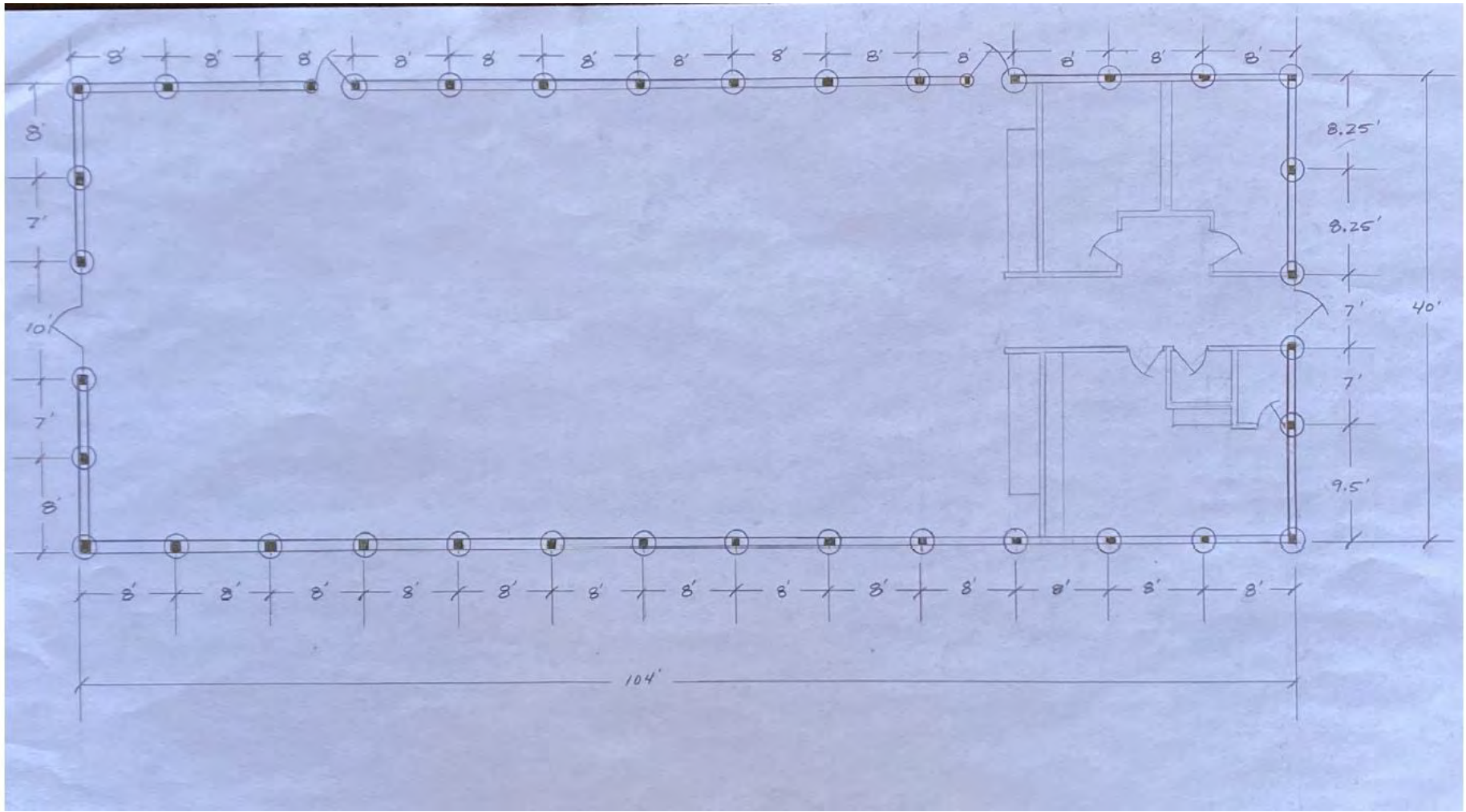
REDUCTION OF BUILDING WIDTH, BY 5' WHICH SERIOUSLY AFFECTS THE  
INTERIOR USE

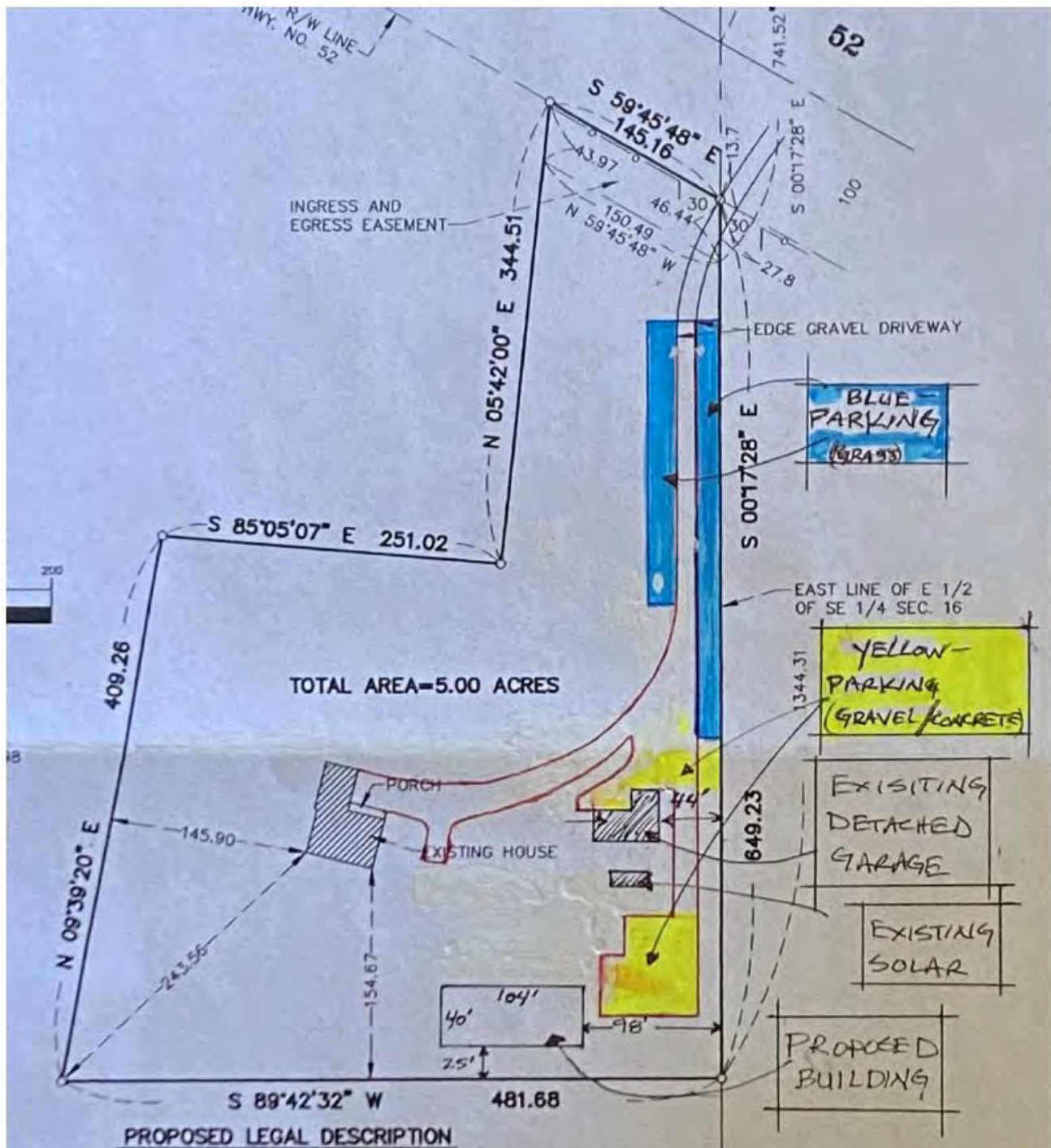
Discuss alternatives you considered that would require a lesser variance. If you rejected such alternatives, provide your reasoning:

RELOCATION OF BUILDING & REDUCTION OF BUILDING SIZE - BOTH OF  
WHICH HARM FEASIBILITY

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

ABSOLUTELY NOT - ROW CROP AT ADJOINING PROPERTY WILL NOT  
BE NEGATIVELY AFFECTED





Quarter of Section 16, Township 110, Range 16, Goodhue County, Minnesota, described as follows:

East Half of the Southeast Quarter; thence South 0 degrees 17 minutes 28 seconds East (HARN Innote System) along the east line of said East Half of the Southeast Quarter 1344.31 feet to the ; thence South 89 degrees 42 minutes 32 seconds West 481.68 feet; thence North 9 degrees 39 South 85 degrees 05 minutes 07 seconds East 251.02 feet; thence North 5 degrees 42 minutes right of way line of Trunk Highway No. 52; thence South 59 degrees 45 minutes 48 seconds East et to said east line of the East Half of the Southeast Quarter; thence South 0 degrees 17 649.23 feet to the point of beginning.

farm machinery across that part of the East Half of the Southeast Quarter of Section 16,



**MAP 01: PROPERTY OVERVIEW**



**BOARD OF ADJUSTMENT**

Public Hearing  
September 26, 2022

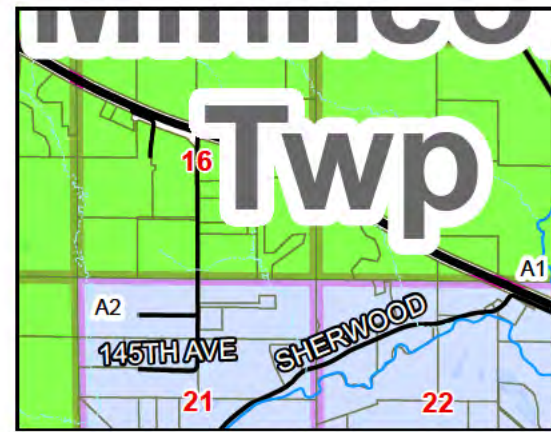
Michael Barck (Owner)  
A1 Zoned District

Part of the E 1/2 of the SE 1/4 of Section 16  
TWP 110 Range 16 in Minneola Township

Request for Variances to structure setbacks  
for building to serve a wedding/event  
facility.

**Legend**

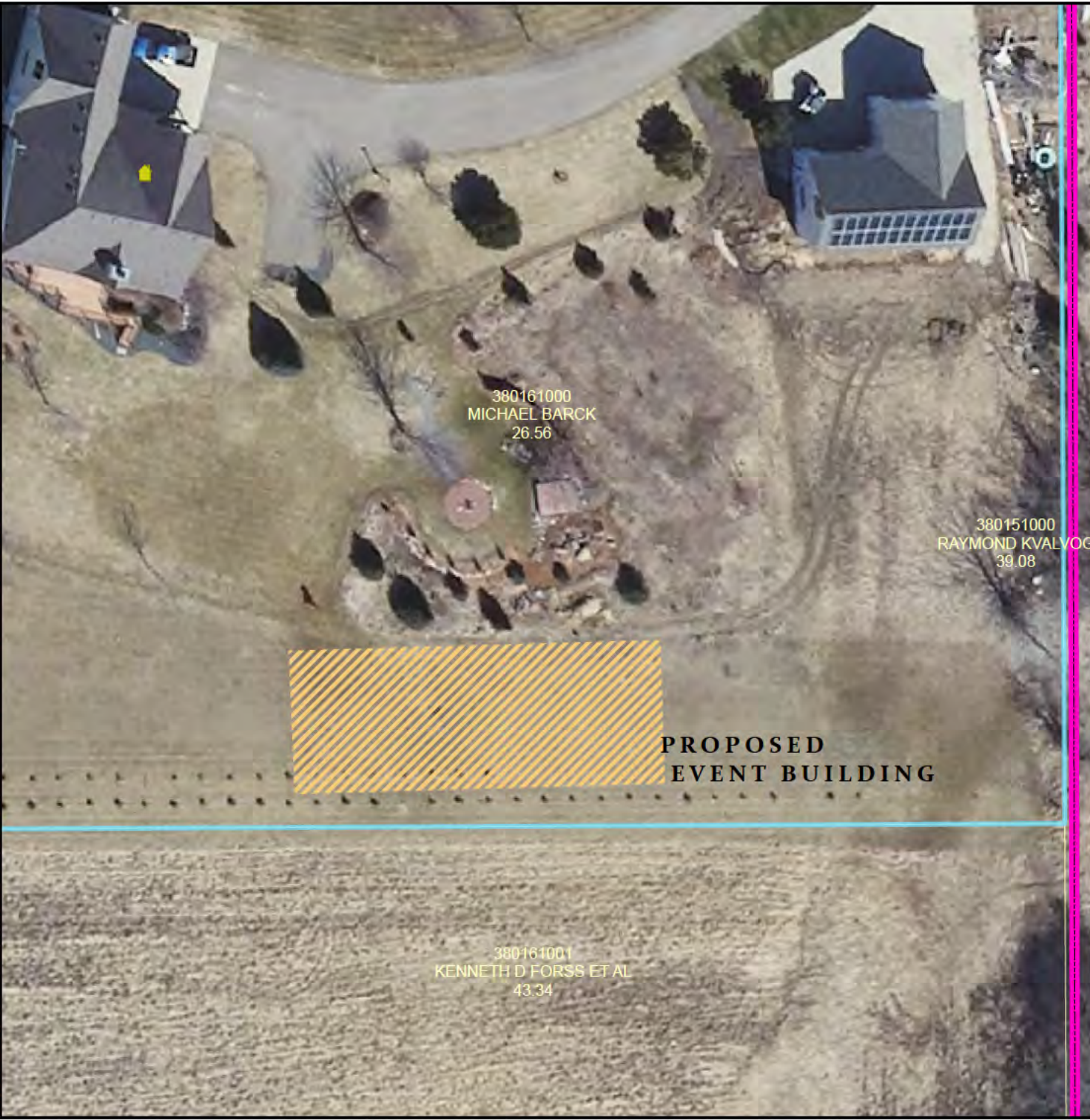
- |                            |                                     |
|----------------------------|-------------------------------------|
| Intermittent Streams       | <b>Bluff Impact Zones (% slope)</b> |
| Protected Streams          | 20                                  |
| Lakes & Other Water Bodies | 30                                  |
| Shoreland                  | <b>FEMA Flood Zones</b>             |
| Historic Districts         | 2% Annual Chance                    |
| Parcels                    | A                                   |
| Registered Feedlots        | AE                                  |
| D ings                     | AO                                  |
| Municipal                  | X                                   |



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 2022.

2020Aerial Imagery  
Map Created September, 2022 by LUM





**BOARD OF ADJUSTMENT**

Public Hearing  
September 26, 2022

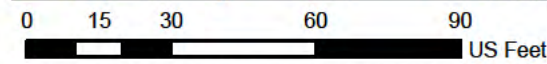
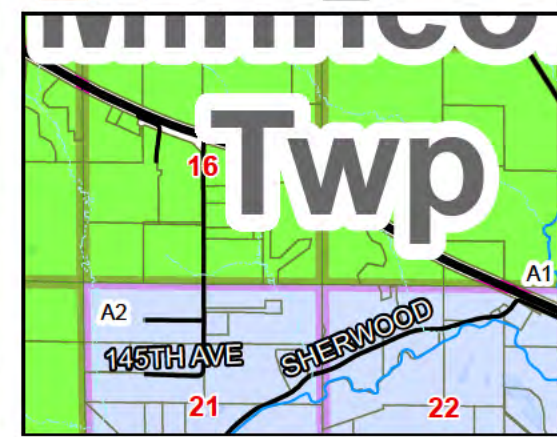
Michael Barck (Owner)  
A1 Zoned District

Part of the E 1/2 of the SE 1/4 of Section 16  
TWP 110 Range 16 in Minneola Township

Request for Variances to structure setbacks  
for building to serve a wedding/event  
facility.

**Legend**

- |                            |                              |
|----------------------------|------------------------------|
| Intermittent Streams       | Bluff Impact Zones (% slope) |
| Protected Streams          | 20                           |
| Lakes & Other Water Bodies | 30                           |
| Shoreland                  | <b>FEMA Flood Zones</b>      |
| Historic Districts         | 2% Annual Chance             |
| Parcels                    | A                            |
| Registered Feedlots        | AE                           |
| D igs                      | AO                           |
| Municipal                  | X                            |



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 2022.

Public Hearing  
September 26, 2022

Michael Barck (Owner)  
A1 Zoned District

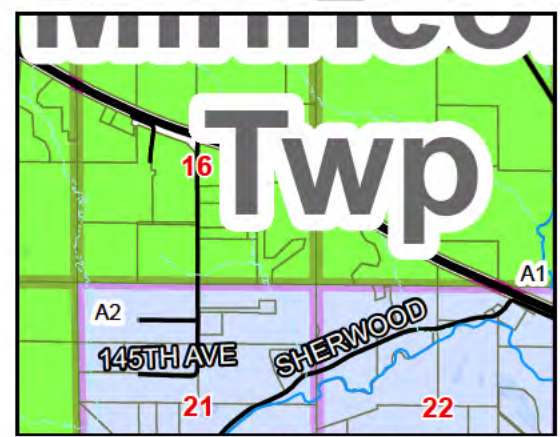
Part of the E 1/2 of the SE 1/4 of Section 16  
TWP 110 Range 16 in Minneola Township

Request for Variances to structure setbacks  
for building to serve a wedding/event  
facility.



**Legend**

- |                            |                                   |
|----------------------------|-----------------------------------|
| Intermittent Streams       | Bluff Impact Zones (% slope) 20   |
| Protected Streams          | Bluff Impact Zones (% slope) 30   |
| Lakes & Other Water Bodies | FEMA Flood Zones 2% Annual Chance |
| Shoreland                  | FEMA Flood Zones A                |
| Historic Districts         | FEMA Flood Zones AE               |
| Parcels                    | FEMA Flood Zones AO               |
| Registered Feedlots        | FEMA Flood Zones X                |
| D igs                      |                                   |
| M n pal s                  |                                   |



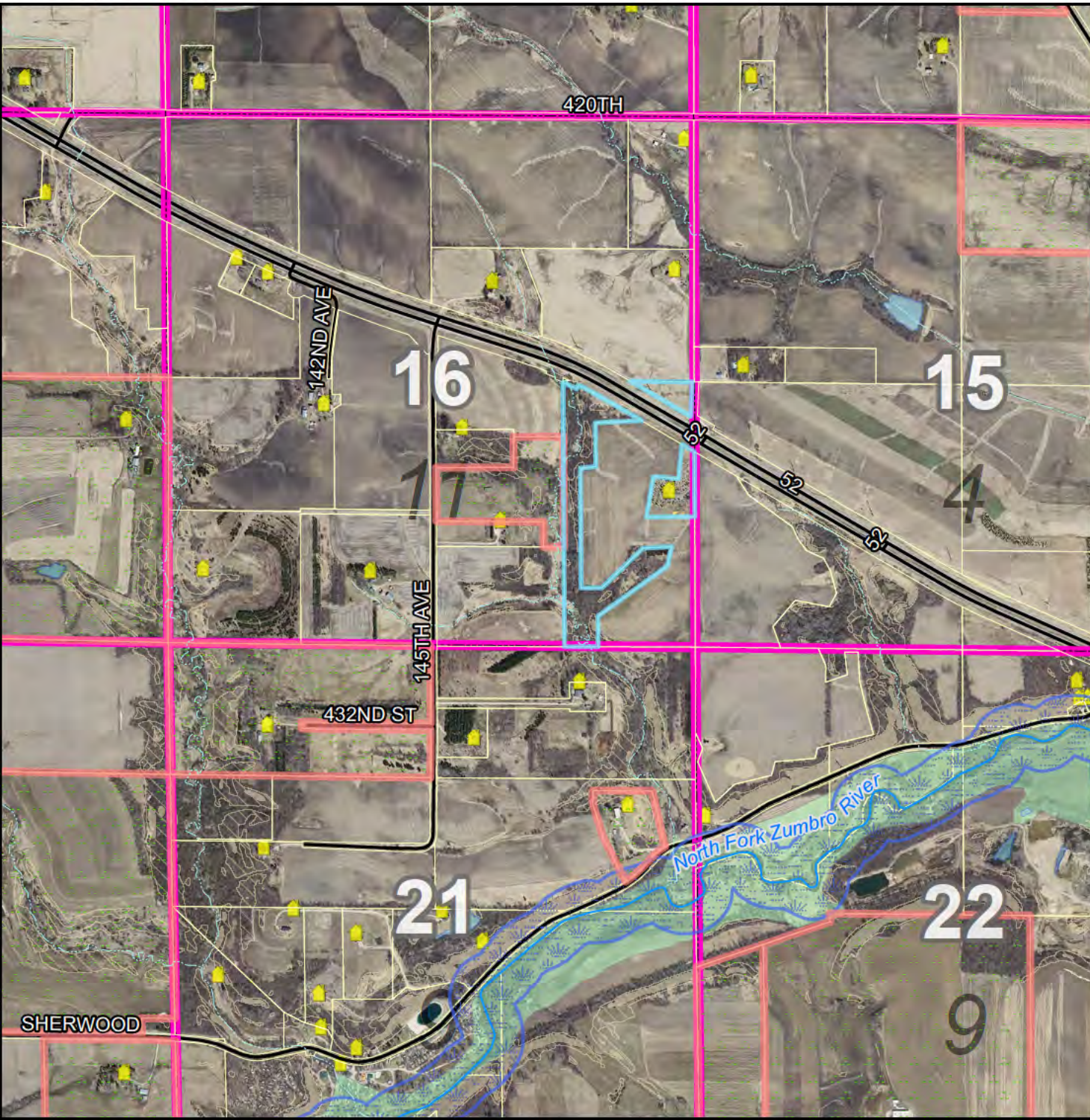
DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2022.

Public Hearing  
September 26, 2022

Michael Barck (Owner)  
A1 Zoned District

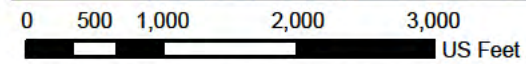
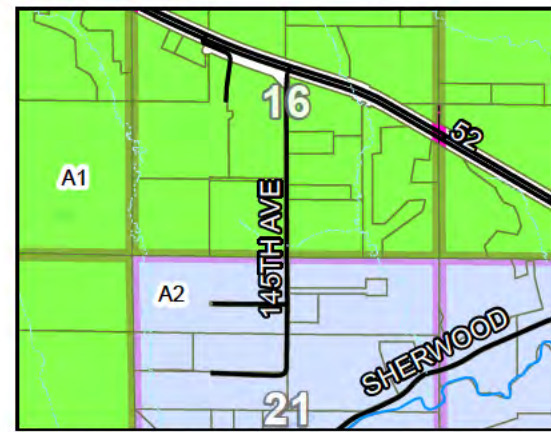
Part of the E 1/2 of the SE 1/4 of Section 16  
TWP 110 Range 16 in Minneola Township

Request for Variances to structure setbacks  
for building to serve a wedding/event  
facility.



**Legend**

- |                            |                                     |
|----------------------------|-------------------------------------|
| Intermittent Streams       | Bluff Impact Zones (% slope) 20     |
| Protected Streams          | Bluff Impact Zones (% slope) 30     |
| Lakes & Other Water Bodies | FEMA Flood Zones 2% Annual Chance A |
| Shoreland                  | FEMA Flood Zones AE                 |
| Historic Districts         | FEMA Flood Zones AO                 |
| Parcels                    | FEMA Flood Zones X                  |
| Registered Feedlots        |                                     |
| Dwellings                  |                                     |
| Municipalities             |                                     |



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 2022.