

**BOARD OF ADJUSTMENT  
GOODHUE COUNTY, MN  
FEBRUARY 22, 2016 MEETING MINUTES**

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The meeting of the Goodhue County Board of Adjustment was called to order at 5:30 p.m. by Chair Benson in the Goodhue County Justice Center Jury Assembly Room in Red Wing, Minnesota.

**1. Roll Call**

Commissioners Present: Brandon Schafer, Mike Hinsch, Richard Mallan, Howard Stenerson, Rich Ellingsberg, Robert Benson

Commissioners Absent: None

Staff Present: Planner/Zoning Administrator Mike Wozniak, Zoning Assistant Benjamin Hoyt

**2. Approval of Agenda**

<sup>1</sup>Motion by R. Ellingsberg, and seconded by R. Mallan to approve the February 22, 2016 meeting agenda

Motion carried 6:0.

**3. Approval of Minutes**

<sup>2</sup>Motion by M. Hinsch and seconded by H. Stenerson to approve the January 25, 2016 minutes as amended

Motion carried 6:0.

**4. Conflict of Interest/Disclosure: None**

**Public Hearing:**

- 5. Todd Fleming/ Jim and Christine Anderson - Parcel 32.160.0060, the Southerly 500ft of Blk. F of Garrard's South Extension of Frontenac, SEC 11-T112-R13, Florence Township, Goodhue County. The request is for a variance to have Animals such as horses, goats, llamas on a R1 zoned parcel under 5 acres.**

Jim and Christine Anderson were present for comment.

*Mike Wozniak presented the staff report and summarized the request:*

Jim Anderson added that the parcel was already setup for animals and had previously housed animals on the property.

B. Schafer briefed the Board on the Planning Commission's recommendation for the associated interim use permit. B. Schafer also said that the planning commission felt that an interim use permit which would expire on a change of ownership should prevent any potential animal related issues from becoming a persistent problem. In addition the planning commission would prefer not to limit the types of animals in case the Anderson's kids in 4H changed their minds about what they might want to raise.

H. Stenerson said that the survey may be justifiable but may be an unnecessary expense to the landowner if the board was comfortable with a variance of a 4.5 acre minimum lot size.

*Chair Benson opened the public hearing.*

*No one spoke for or against the request.*

***After Chair Benson asked three times for comments it was moved by M. Hinsch and seconded by H. Stenerson to close the public hearing. Motion carried 6:0***

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B. Schafer proposed a change to condition 3 to remove the requirement of a survey, and a change to condition 4 to read *“No more than 3 animal units to be made up of a combination of animals referenced in Minnesota Rules 7020 relating to animal Units.”*

It was mentioned that goats are not specifically identified in Minnesota Rules 7020.

H. Stenerson and B. Schafer concurred that MPCA had a procedure for treating goats under those rules.

*The motion below contains the changes to conditions 3 and 4 discussed above.*

***3 Motion by B. Schafer seconded by H. Stenerson that the Board of Adjustment: Accepts the staff report into the record, adopts the findings of fact, and approves the variance to ARTICLE 24, SECTION 3, Subd. 7 of the Goodhue County Zoning Ordinance in order to have up to 3 animal units (of types and quantity as listed in condition 4) on an R1 zoned parcel under 5 acres on Parcel 32.160.0060, the Southerly 500ft of Blk. F of Garrard’s South Extension of Frontenac, SEC 11-T112-R13, Florence Township.***

- 1. Completion of all necessary permits.***
- 2. Conformance with the application submitted to Goodhue County Land Use Management Office 01/27/2016.***
- 3. The area variance for the parcel shall not be less than 4.5 acres.***
- 4. No more than 3 animal units to be made up of a combination of animals referenced in Minnesota Rules 7020 relating to animal Units.***

***Rights granted by the variance expire one year from the date of approval if not exercised; variance expiration date: 2/2/2017.***

***Motion carried 6:0***

**Staff Updates:**

M. Wozniak informed the board of upcoming discussions regarding the upcoming 2016 Comprehensive plan update and associated surveys.

***4Motion by M. Hinsch seconded by B. Schafer to adjourn the February 22, 2016 Board of Adjustment meeting at 6:10 p.m.***

**Motion carried 6:0.**

Respectfully Submitted,

Benjamin Hoyt, Recording Secretary

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MOTIONS

<sup>1</sup> APPROVE the February 22, 2016 meeting agenda. Motion carried 6:0.

<sup>2</sup> APPROVE the January 25, 2016 minutes as amended. Motion carried 6:0

<sup>3</sup> Motion by B. Schafer seconded by H. Stenerson that the Board of Adjustment:

Accepts the staff report into the record, adopts the findings of fact, and approves the variance to ARTICLE 24, SECTION 3, Subd. 7 of the Goodhue County Zoning Ordinance in order to have up to 3 animal units (of types and quantity as listed in condition 4) on an R1 zoned parcel under 5 acres on Parcel 32.160.0060, the Southerly 500ft of Blk. F of Garrard's South Extension of Frontenac, SEC 11-T112-R13, Florence Township.

1. Completion of all necessary permits.
2. Conformance with the application submitted to Goodhue County Land Use Management Office 01/27/2016.
3. The area variance for the parcel shall not be less than 4.5 acres.
4. No more than 3 animal units to be made up of a combination of animals referenced in Minnesota Rules 7020 relating to animal Units.

Rights granted by the variance expire one year from the date of approval if not exercised; variance expiration date: 2/2/2017.

Motion carried 6:0

<sup>4</sup> ADJOURN the February 22, 2016 Board of Adjustment meeting at 6:10 p.m. Motion carried 6:0.