

**BOARD OF ADJUSTMENT  
GOODHUE COUNTY, MN  
June 27, 2016 MEETING MINUTES**

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The meeting of the Goodhue County Board of Adjustment was called to order at 5:30 pm by Chair Bob Benson in the Goodhue County jury assembly room in Red Wing, Minnesota.

**1. Roll Call**

Commissioners Present: Richard Ellingsberg , Mike Hinsch, Bob Benson, Richard Mallan, and Howard Stenerson (arrived at 5:42),

Commissioners Absent: Brandon Schafer

Staff Present: Land Use Management (LUM) Director Lisa Hanni and Zoning Assistant Casey MacCallum

**2. Approval of Agenda**

<sup>1</sup>Motion by Commissioner Mallan and seconded by Commissioner Ellingsberg to approve the agenda for the June 27, 2016 meeting. Motion carried 4:0.

**3. Approval of Minutes**

<sup>2</sup>Motion by Commissioner Mallan and seconded by Commissioner Ellingsberg to approve the May 23, 2016 minutes with correction. Motion carried 4:0.

**Conflict/Disclosure of Interest**

None of the Board members declared a conflict of interest.

**4. PUBLIC HEARING: Jackie Schimek** - Variance request from A1 Agricultural Protection district, GENERAL DISTRICT REGULATIONS, required 100 foot Rear Yard setback to allow a horse training and breeding facility within 10 feet of the rear lot line, a 90 foot encroachment at 23310 420<sup>th</sup> St. in Zumbrota Township. 47.013.0300.

Land Use Management Director Lisa Hanni presented the staff report and attachments.

Jackie Schimek was present.

*Commissioner Stenerson inquired about the residential use within the training facility, and whether a variance is also required for the residence.*

Chair Benson opened the public hearing:

*Zumbrota Supervisor Roger Ballstadt stated that the Township has no objections to the use or variance to the rear lot line.*

*Martin Amundson (the surrounding land owner to the south and west of the request) noted that the Applicant was clear and straight forward and the Applicant seemed easy to work with.*

**<sup>3</sup>After Chair Benson asked three times for further comments. After hearing none, it was moved by Commissioner Stenerson and seconded by Commissioner Mallan to close the public hearing.**

**Motion carried 5:0**

*The applicant is planning to register the feed lot.*

*Commissioner Stenerson noted his concern about prohibiting future development with this variance. Director Hanni noted the ability to develop the site under current zoning. Zoning Assistant MacCallum clarified that the section has available building sites but the lack of road access has limited the development potential for the section.*

**<sup>4</sup>Motion by Commissioner Stenerson, second by Commissioner Hinch, that the**

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**Board of Adjustment:**

- adopt the staff report into the record (dated June 27, 2016);
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

**APPROVE the Variance request from A1 Agricultural Protection district, GENERAL DISTRICT REGULATIONS, required 100 foot Rear Yard setback to allow a horse training and breeding facility within 10 feet of the rear lot line, a 90 foot encroachment,**

**Subject to the following conditions:**

1. **Conformance with the application submitted to Goodhue County Land Use Management Office dated May 26, 2016,**
2. **Compliance with all necessary state and federal permits and licensing,**
3. **This variance is for this building only. No future building shall be allowed to encroach into the setback due to the approval of this variance,**
4. **An as-built survey indicating the structure is no closer than 10 feet from the property line, and**
5. **Building permit will be required**

**at the property located at 20360 42<sup>nd</sup> St. Mazeppa, MN 55956, Part of the NE ¼ of NW ¼, Section 13, Twp 110, Range 015, in Zumbrota Township; as legally described on EXHIBIT "A" (doc# 619163), PID#47.013.0300.**

**Motion carried 5:0**

**5. Other Business**

None

**6. Staff Updates**

Staff provided an update that the County Board approved the Comprehensive Plan. Printed copies of the approved Comprehensive Plan will be provided to the BOA members.

Richard Mallan noted his appreciation for the use of the County Board room.

Director Hanni and Commissioners discussed the benefits of changing the starting time for BOA meetings.

**<sup>5</sup>Adjourn: Moved by Commissioner Hinch, second by Commissioner Stenerson, to adjourn the June 27, 2016 Board of Adjustment meeting at 5:55 p.m.**

**Motion carried 5:0.**

Respectfully Submitted,

Casey MacCallum  
Zoning Assistant

MOTIONS

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<sup>1</sup> APPROVE the BOA meeting agenda. Motion carried 5:0.

<sup>2</sup> APPROVE the May 23,2016 minutes. Motion carried 5:0.

<sup>3</sup> CLOSE the Schimek variance Public Hearing. Motion carried 5:0.

<sup>4</sup> APPROVE Schimek's request for a variance from the Rear lot line setback. Motion carried 5:0.

<sup>5</sup> ADJOURN the June 27, 2016 Board of Adjustment meeting. Motion carried 5:0