

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
February 27, 2023 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Board of Adjustment was called to order at 5:00 PM by Chair Daniel Knott at the Goodhue County Government Center Board Room.

Roll Call

Commissioners Present: Daniel Knott, Randy Rechtzigel, Scott Breuer, Dennis Tebbe, and Darwin Fox.

Commissioners Absent: Keith Allen

Staff Present: Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Patty Field

1. Approval of Agenda

¹Motion by Commissioner Fox and seconded by Commissioner Rechtzigel to approve the meeting agenda.

Motion carried 5:0

2. Approval of Minutes

²Motion by Commissioner Tebbe and seconded by Commissioner Fox to approve the previous month's meeting minutes.

Motion carried 5:0

3. Appointment of Chair and Vice-Chair

³Motion by Commissioner Tebbe; seconded by Commissioner Fox to nominate Daniel Knott as Board of Adjustment Chair for 2023.

There were no other nominations.

Motion Carried 5:0

⁴Motion by Commissioner Tebbe and Chair Knott to nominate Darwin Fox as Board of Adjustment Vice-Chair for 2023.

There were no other nominations.

Motion Carried 5:0

4. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

5. Public Hearings:

PUBLIC HEARING: Request for Variance to Feedlot Setback Standards

Request for Variance, submitted by Jeannine Fritzke (Owner), to Article 13 Confined Feedlot Regulations to allow a new dwelling to be established within 1,000 feet of an existing confined feeding operation. Parcel 32.232.0040. TBD Possum Way Lake City, MN 55041. Lot 1 Block 2 of the Lakeview Heights Third Addition in Florence Township. R-1 Zoned District.

Pierret presented the staff report and attachments.

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Chair Knott opened the Public Hearing

No one spoke for or against the request.

5After Chair Knott asked three times for comments it was moved by Commissioner Fox and seconded by Commissioner Tebbe to close the Public Hearing.

Motion carried 5:0

Commissioner Breuer stated that there is quite an elevation change from this property to the Tiedeman property.

Commissioner Fox commented on situations where feedlots exist near residential lots that have been platted and everything was established before current regulations. Looking at the map, the existing dwelling in the subdivision is closer to the feedlot than the proposed dwelling. If it was a request for a new subdivision this close to a feedlot he would be opposed to it.

Commissioner Breuer said that the elevation change is a natural barrier.

Chair Knott indicated that even though the proposed dwelling is only 350 feet away, a 98% offset is achieved which meets the standard.

It was indicated to the Board by a neighboring property owner that the Tiedeman feedlot consists of alpacas.

Commissioner Breuer said there are not a lot of alpacas on the property, it is more of a hobby farm.

Chair Knott said the feedlot registration was included in the packet and was dated 2021. They had listed a total of 20.5 animal units.

Commissioner Tebbe agreed that 98% offset is close to total odor avoidance.

6Motion by Commissioner Breuer, seconded by Commissioner Fox 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 Jeannine Fritzke, to Article 13 (Confined Feedlot Regulations) setback standards to allow the construction of a dwelling no less than 380 feet from a registered feedlot.

Commissioner Rechtzigel said when he built 23 years ago, he had to sign a form stating the farmer has a right to farm the property.

Pierret said that the Zoning Ordinance includes a provision for the “right to farm”. If you live in the rural parts of the County, you can expect to have rural agricultural activities around you. That is part of the reason why we have this variance process, so that it is recorded on the property, and if the property is ever sold to someone else, information regarding a farm being close to the property is on the title paperwork.

Motion carried 5:0

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6. Other-Discussion

Chair Knott said that the next meeting is on March 27 and questioned whether there were any agenda items yet.

Pierret stated this week is application week and staff has spoken to a couple of individuals who may have requests. With the request that was discussed tonight, she wanted to note that three other lots are technically buildable. They can probably expect three more variances of this type to come through at some point. These three lots have been for sale for a couple of years.

7 Motion by Commissioner Fox, seconded by Commissioner Rechtzigel to adjourn the BOA meeting at 5:20 PM.

Motion carried 5:0

Respectfully submitted:

Patty Field, Zoning Administrative Assistant

MOTIONS

¹ APPROVE the BOA meeting agenda.

Motion carried 5:0

² APPROVE the previous (November 2022) meeting minutes.

Motion carried 5:0

³ APPROVE nomination of Daniel Knott as BOA Chair for 2023.

Motion carried 5:0

⁴ APPROVE nomination of Darwin Fox as BOA Vice-Chair for 2023.

Motion carried 5:0

⁵ Motion to close the Public Hearing.

Motion carried 5:0

⁶ APPROVE the Variance request to Confined Feedlot Regulations.

Motion carried 5:0

⁷ ADJOURN

Motion carried 5:0