

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

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The meeting of the Goodhue County Board of Adjustment was called to order at 5:00 PM by Vice-Chair Darwin Fox at the Goodhue County Government Center Board Room.

**Roll Call**

Commissioners Present: Keith Allen, Randy Rechtzigel, Scott Breuer, and Darwin Fox.

Commissioners Absent: Daniel Knott, Dennis 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 Rechtzigel and seconded by Commissioner Allen to approve the meeting agenda.

**Motion carried 4:0**

**2. Approval of Minutes**

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

**Motion carried 4:0**

**3. Conflict/Disclosure of Interest**

There were no reported conflicts/disclosures of interest.

**4. Public Hearings:**

**PUBLIC HEARING: Request for Variance to Minimum Lot Size Standards**

Request for Variance, submitted by Samantha and Jacob Suckow (Owners) to A-3 Zoning District standards to allow the split of an existing 2.75 acre parcel, resulting in one 1.73 acre parcel and one 1.02 acre parcel. Parcel 32.200.0290, 32803 Territorial Road Lake City, MN 55041. Part of the NW ¼ of the NW ¼ of Section 31 TWP 112 Range 12 in Florence Township.

*Pierret presented the staff report and attachments.*

*Pierret noted that the specific acreage amounts come from the survey provided by Johnson & Scofield, which was sent to staff last week and provided to each of the commissioners tonight.*

*Commissioner Rechtzigel asked about a drawing showing the split.*

*Commissioner Breuer questioned whether the acreage was correct on the map provided by the Applicant.*

*Pierret stated the map provided by the Applicant was not accurate because it was hand drawn. The 12.3 acres on the Johnson & Scofield survey take into account the land on both sides of the section line. You can see on the survey that was handed out, it is 11.12 acres in Section 36 and 1.02 acres in Section 31.*

*Commissioner Rechtzigel asked if that would just become one lot.*

*Pierret said it would be two separate lots because it is on two sides of the section line. The variance request is to split the 2.7-acre piece on the east side of the section line.*

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*Vice-Chair Fox stated that it has to remain two separate parcels because of the section line.*

*Pierret agreed. The alternative would be to formally plat it. The Applicants are in a time crunch to get everything sold by the end of this month. Also, platting would create a split-zoned parcel.*

*Commissioner Rehtzigel said adding that parcel would give them access to Territorial Road.*

*Pierret stated that is correct.*

*Commissioner Breuer asked if the little strip of land is the access to the wooded bluffland.*

*Pierret said the narrow strip that runs to the north and connects with the smaller piece in Section 31 would be the access from Territorial Road for Mr. Heitman to get to his new property.*

*Commissioner Breuer asked where the driveway would cross the 1.6 acres to get to that narrow strip of land.*

*Pierret said that would be up to Mr. Heitman, as the potential owner of the property.*

*Commissioner Breuer stated he could cut that right in half.*

*Pierret agreed. He would own the 1.73 acres. He could put a driveway anywhere. If he is planning on a building site in the future, he may not want to have access to his back acreage going right down the middle of a buildable lot.*

*Commissioner Breuer said Kristofer Platte's parcel shares a driveway with the Suckows now.*

*Pierret indicated yes.*

*Commissioner Breuer asked if they would maintain the same.*

*Pierret stated yes.*

*Commissioner Allen asked whether the lot in the front that they are proposing to split is big enough to build anything on.*

*Pierret stated no, as it is zoned right now that parcel is not buildable because the minimum lot size is 35 acres. If it were to be rezoned to Residential, then it could be a dwelling site. The one acre to the north is not eligible as a building site because the house is split by the section line.*

*Jacob Suckow, Applicant stated this variance will help four families. It won't change the make-up of the area and how it is owned. It would also allow Mr. Heitman to have access to his property. A single mother wants to buy the dwelling site. She does not want all of the land as she does not want to maintain all of it.*

**Vice-Chair Fox opened the Public Hearing**

*Jon Heitman, 35389 County 5 Boulevard stated most of his comments will be a duplicate of what Jacob said. The 19.5 acres he owns are currently landlocked. If this is approved, it will open up the landlocked property and he will gain some tillable ground. He understands this variance is not granting him a building site. If approved, he will own the access to his land and he would like to have this for a possible future building site. He asked if he wanted to start the re-zoning process, could he start right away?*

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*Pierret indicated he could. He would need to begin by going to Florence Township. He would then come through the Planning Commission, and then the County Board makes the final decision.*

*Mr. Heitman said it is pretty rare that you can accommodate three families, and everyone gets what they want. He has owned his land for 26 years and has been waiting for many years and now this has come up for sale.*

**3After Vice-Chair Fox asked three times for comments it was moved by Commissioner Allen and seconded by Commissioner Rehtzigel to close the Public Hearing.**

**Motion carried 4:0**

*Vice-Chair Fox said this is one of the more unique requests we have seen in a long time.*

*Commissioner Breuer said the only question that he has is about the shared driveway for Kristofer Platte. He is assuming there is some kind of easement in the sale of the property.*

*Pierret stated yes. On the Johnson & Scofield survey, they indicated a 33-foot wide easement, which meets our access standards. The survey indicates the document number that the easement was recorded under. It runs from Territorial Road back to the Platte property line.*

*Pierret wanted to add that she would have been able to approve this administratively had the house not been built over the section line.*

*Commissioner Breuer indicated that the narrow strip for the extra driveway makes a lot of sense in the long run.*

*Pierret agreed. It does help with owning access.*

*Vice-Chair Fox said essentially they would be granting the variance on the fact that the building sits on the section line, which has created the issue as to why this could not have been administratively approved.*

*Pierret agreed.*

*Commissioner Breuer said that until the 1.73 acres are proposed to be re-zoned, that isn't an issue today.*

*Pierret said that is correct. It is vacant land and we cannot issue any building permit for that property.*

*Commissioner Breuer stated it seems that only John Dose's property would be affected. He is here and doesn't seem to have a problem with it.*

*John Dose, 32937 Territorial Road, thinks they thought this out pretty well and has no objections.*

**4Motion by Commissioner Allen, seconded by Commissioner Breuer 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

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**APPROVE** the request for a variance, submitted by Samantha and Jacob Suckow (Owners) to A-3 minimum lot size standards to split an existing 2.75 acre parcel resulting in one 1.73 acre parcel and one 1.02 acre parcel.

*Commissioner Breuer asked about the wedge-shaped property on the map. It shows on his drawing at 19.5 acres, next to the Wesley Moechnig property. Is that part of the property being split?*

*Pierret stated that is not part of the split. This is already owned by Mr. Heitman.*

*Commissioner Breuer said Section 36 is the only property being affected.*

*Pierret indicated that Section 31 is where the variance is happening. In Section 36 all of the splits will be approved administratively.*

**Motion carried 4:0**

**5. Other-Discussion**

**5<sup>th</sup> Motion by Commissioner Allen, seconded by Commissioner Rehtzigel to adjourn the BOA meeting at 5:27 PM.**

**Motion carried 4:0**

Respectfully submitted:

Patty Field, Zoning Administrative Assistant

**MOTIONS**

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

Motion carried 4:0

<sup>2</sup> APPROVE the previous month's meeting minutes.

Motion carried 4:0

<sup>3</sup> Motion to close the Public Hearing.

Motion carried 4:0

<sup>4</sup> APPROVE the Variance request to A-3 minimum lot size standards.

Motion carried 4:0

<sup>5</sup> ADJOURN

Motion carried 4:0